THIS INSTRUMENT PREPARED BY:
MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130052423 DEEDWARR
Recvd: 06/20/13 15:06 3 pgs
Fees:18.00 Taxes:896.89
20130620-0063528

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer Is $***242,403.00.

Affiant

Subscribed and sworn to before me this 12th day of June, 2013.

Notary Public

My commission expires:
My Commission Expires OCT 21, 2013

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Rebekah Byrd 102 Allendale Drive Nashville, Tennessee 37205	SAME	MAP 130-01-0 PARCEL 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Two Thousand Four Hundred Three and 00/100 Dollars ($***242,403.00),

(a) of which Thirty Two Thousand Four Hundred Three and 00/100 Dollars ($***32,403.00) has been paid in cash by the hereinafter named Grantee, the receipt of which the Grantors hereby acknowledge, and

(b) of which Two Hundred Ten Thousand and 00/100 Dollars ($***210,000.00) Grantee (by her signature below) has this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $219,900.00 payable to Christie Wilson and secured by Deed of Trust of record as Instrument No. 20100324-0022082 in the Register's Office for Davidson County, Tennessee, as modified by Modification Agreement of record as Instrument No. 20130620-0063526 in the said Register's Office.

We, R. Ryan McKinney and Genevieve McKinney, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rebekah Byrd, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 37 on the Plan of West Meade Farms, Section 3, of record in Plat Book 1835, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to R. Ryan McKinney and wife, Genevieve McKinney, by Warranty Deed dated March 22, 2010, from Christie Wilson, unmarried, of record as Instrument No. 20100324-0022081 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 102 Allendale Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters shown on the Plan of West Meade Farms, Section 3, of record in Book 1835, page 4, Register's Office for Davidson County, Tennessee.

3. That certain Deed of Trust of record as Instrument No. 20103024-0022082 in the Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 13 day of June, 2013.

GRANTORS

R. Ryan McKinney

Genevieve McKinney by Robert Ryan McKinney, Attorney in Fact

Genevieve McKinney by Robert Ryan McKinney, Attorney in Fact

GRANTEE

Rebekah Byrd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named R. Ryan McKinney McKinney, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13 day of June, 2013.

Notary Public

My Commission Expires: 8.20.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert Ryan McKinney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Genevieve McKinney and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Genevieve McKinney.

WITNESS my hand and official seal this 13 day of June, 2013.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebekah Byrd, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 13 day of June, 2013.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY