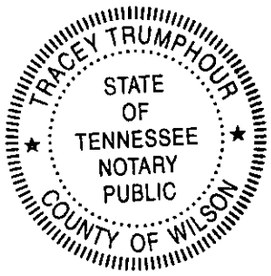
WARRANTY DEED



State of Tennessee) 13-07-021
County of ~~Davidson~~ WILSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Joseph Lyndon Bilyeu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th day of July, 2013

Tracey Trumphour
Notary Public

My Commission Expires: ~~09/09/14~~ 9.2.2013 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JOSEPH LYNDON BILYEU AND SHERRIE TIGNOR BILYEU	WILSON BANK & TRUST	75-8
(NAME) 706 Albany Drive	(NAME) 1476 N. Mt. Juliet Road	063.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **STEPHEN LYNN BILYEU, BETH ANN BILYEU A/K/A BETH ANN BILYEU-SCHOENBACHLER, AND JOSEPH LYNDON BILYEU, devisees of Last Will and Testament of Bettye Ruth Bilyeu**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSEPH LYNDON BILYEU AND SHERRIE TIGNOR BILYEU, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being **Lot No. 266, on the Plan of Tulip Grove, Section 4,** of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 266 fronts 85.00 feet on the southwesterly margin of Albany Drive and runs back 167.88 feet on the northwesterly line and 172.91 feet on the southeasterly line to a broken line in the rear measuring 124.29 feet thereon.

BEING the same property conveyed to James L. Bilyeu and wife, Bettye C. Bilyeu by deed of record in Book 4271, Page 505, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY, James L. Bilyeu died March 22, 2011 and Bettye C. Bilyeu was vested with title by operation of law as the surviving tenant by the entirety. SUBSEQUENTLY, Bettye C. Bilyeu A/K/A Bettye Ruth Bilyeu having died November 28, 2012 and devised her interest to STEPHEN LYNN BILYEU, BETH ANN BILYEU A/K/A BETH ANN BILYEU-SCHOENBACHLER, AND JOSEPH LYNDON BILYEU by Last Will and Testament of Bettye Ruth Bilyeu, of record in the 7th Circuit Court of Davidson County, Tennessee , Case No. 13P-68.

SUBJECT property is not now nor ever has been the principal place of residence for the Grantor(s) herein.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **706 Albany Drive, Hermitage, TN, 37076.**
(House Number) (Street) (City or Town) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20130064517 DEEDWARR
Recvd: 07/29/13 12:42 2 pgs
Fees:13.00 Taxes:296.00
20130729-0078545

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, our hands, this 24th day of July, 2013.

STEPHEN LYNN BILYEU, BETH ANN BILYEU-SCHOENBACHLER, & JOSEPH LYNDON BILYEU, devisees of The Last Will & Testament of BETTYE RUTH BILYEU, deceased

By: Stephen Lynn Bilyeu, devisee
STEPEHN LYNN BILYEU, devisee

By: Beth Ann Bilyeu-Schoenbachler, devisee
BETH ANN BILYEU SCHOENBACHLER, devisee

By: Joseph Lyndon Bilyeu devisee
JOSEPH LYNDON BILYEU, devisee

STATE OF Tennessee)
COUNTY OF ~~Davidson~~ WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEPHEN LYNN BILYEU, BETH ANN BILYEU A/K/A BETH ANN BILYEU-SCHOENBACHLER, AND JOSEPH LYNDON BILYEU, devisees of the Last Will and Testament of Bettye Ruth Bilyeu**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 24th day of July, 2013.

My Commission Expires: 9.2.2013

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON