BILL GARRETT, Davidson County
Trans:T20130065956 DEEDWARR
Recvd: 08/01/13 14:38 2 pgs
Fees:13.00 Taxes:1980.35

20130801-0080370

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $535,229.92. Affiant Subscribed and sworn to before me, this the 31st day of July, 2013. Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kenneth Byers Laura Byers	New Owner	
1902 Russell St.		083-14-0-155.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **PANTHEON DEVELOPMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH BYERS AND LAURA BYERS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the West 15 feet of Lot No. 56 and the East 42 1/2 feet of Lot No. 57 of Block "C" on the Map of Priest Home Place, of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and definite description.

Said parts of said lots adjoin and front together 57.5 feet on the South side of Russell Street and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Pantheon Development Partners, LLC, a Tennessee Limited Liability Company by Warranty Deed from Nobel Properties, Inc., a Tennessee Corporation of record at Instrument No. 20120803-0069257, Register's Office for Davidson County, Tennessee, dated August 01, 2012 and recorded on August 03, 2012.

Being the same property previously conveyed to Noble Properties, Inc. by Substitute Trustee's Deed from Recontrust Company, N.A., substitute trustee of record at Instrument No. 20120511-0041120, Register's Office for Davidson County, Tennessee, dated April 27, 2012 and recorded on May 11, 2012.

Being the same property previously conveyed to Robert Ross Powell and wife Michelle Smith Powell by Warranty Deed from Joe E. McCreery and wife, Rosetta D. McCreery of record in Book 11286, page 501, Register's Office for Davidson County, Tennessee, dated January 06, 1999 and recorded on January 07, 1999.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1902 Russell St., Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of July, 2013.

Pantheon Development Partners, LLC,
a Tennessee Limited Liability Company

By:_____
Name: Jamie Reedy
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jamie Reedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Pantheon Development Partners, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 31st day of July, 2013.

_____
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY