BILL GARRETT, Davidson County
Trans:T20130073977 DEEDWARR
Recvd: 08/27/13 11:21 2 pgs
Fees:13.00 Taxes:636.03

20130827-0090262

LORI SMITHSON Notary Public At Large RUTHERFORD COUNTY, TN (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Rutherford The actual consideration or value, whichever is greater, for this transfer is $171,900.00. Affiant Subscribed and sworn to before me, this 23rd day of August, 2013. Notary Public My commission expires: 12-2-14

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Mack M. Youree and Beverly B. Youree	Send Tax Bills To: **201 East 10th Street**	Map-Parcel Numbers: **Map\Parcel: 172-12-0D-045.00-CO**
7403 Lords Chapel Drive	**Trenton, TN 38382**	
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Robert Byus and Kathryn Byus, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mack M. Youree and Beverly B. Youree, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 485 on the Plan of Final Plat Section 2, The Town Center Homes at Lenox Village of record in Plat at Instrument No. 20050322-0031182, 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 Robert Byus, an unmarried man by Warranty Deed from Regent Homes, LLC, Tennessee Limited Liability Company of record at Instrument No. 20060330-0036254, Register's Office for Davidson County, Tennessee, dated March 29, 2006 and recorded on March 30, 2006.

Also known as 7403 Lords Chapel Drive, Nashville TN 37211

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (**X**) unimproved ( ) property known as 7403 Lords Chapel Drive Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 heirs 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 my/our hand(s) this 23rd day of August, 2013.

Robert Byus

Kathryn Byus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Robert Byus and Kathryn Byus the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2013.

Notary Public

My Commission Expires: 3-3-2015

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

File #: **5013085**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027