WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130084945 DEEDWARR
Recvd: 10/02/13 09:25 2 pgs
Fees:13.00 Taxes:802.90
20131002-0103209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Amanda Horton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 2013.

Dana Dellworth
Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELLWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Lee Byrd Jr.	NEW OWNER	Map 149
(NAME)	(NAME)	
1265 Rural Hill Road		Parcel 214
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **STEVEN ALLOTTO, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM LEE BYRD, AND BARBARA LYNN BYRD, 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:

JR.

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by C. Michael Moran, RLS #970, dated 7/20/98 and updated 3/28/01 as follows:

Beginning at a point in the westerly margin of Rural Hill Road at a common corner of property herein conveyed to Phillip H. Prince Property; thence north 85 deg. 49' 22" west 734.47 feet to an iron pin; thence south 3 deg. 10' 43" west 174.90 feet to an iron pin; thence north 85 deg. 50' 54" west 744.73 feet to an iron pin; thence south 2 deg. 55' 08" west 174.58 feet with the westerly margin of Rural Hill Road to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Steven Allotto by deed from Charles E. Walker of record in Instrument No. 201101260007371, said Register's Office. Rhonda Hand Allotto, spouse of Steven Allotto, joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2013 real property taxes; (b) easements of record in Book 7453, page 448, Book 7915, page 936 and Instrument No. 20021120-0144473, said Register's Office; and (c) all other easements and restrictive covenants of record.

unimproved ☐

This is improved ☒ property, known as 1265 Rural Hill Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs 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 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 hand this 27th day of September 2013.

Steven Allotto

Rhonda Hand Allotto

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 Steven Allotto and Rhonda Hand Allotto, the bargainor, 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 Nashville, Tennessee this 27th day of September 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015