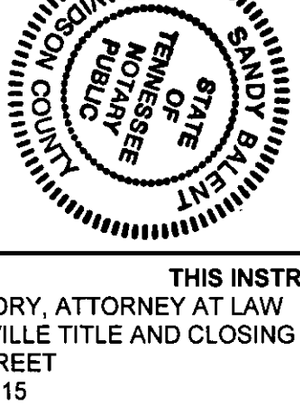
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Leyla Carmen Alvarado Marr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2013.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clyde A. Byrd	SAME AS NEW OWNER	05314004700
(NAME)	(NAME)	BILL GARRETT, Davidson County
1414 Ocoee Trail		Trans:T20130105671 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 12/19/13 09:48 2 pgs
Madison , TN 37115		Fees:13.00 Taxes:314.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20131219-0128144

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Leyla Carmen Alvarado Marr, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clyde Anthony Byrd and Wanda Byrd, Husband and Wife, , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 23 on the Map of Nawakwa Hills, Powwow Addition, Section 1, of record in Plat Book 843, Page 79, Register's Office for Davison County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Leyla Carmen Alvarado Marr by Quitclaim Deed dated November 14, 2007, from Michael P. Davis, Trustee, of record in Instrument No. 20071115-0134117, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014, AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, AND ALL MATTERS SET FORTH ON THE MAP OF NAWAKWA HILLS, POWWOW ADDITION, SECTION 1, OF RECORD IN PLAT BOOK 843, PAGE 79, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****a/k/a Whoopee Trail on Subdivision Plat of record in Plat Book 843, Page 79, RODC**

unimproved ☐

This is improved ☑ property, known as 1405 Mohawk Trail, Madison, TN 37115
(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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 18th day of December, 2013.

Leyla Carmen Alvarado Marr

Leyla Carmen Alvarado Marr

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18th day of December, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leyla Carmen Alvarado Marr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-16

Sandy Balent
Notary Public,

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115