G-25853-8
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140025716 DEEDWARR
Recvd: 04/16/14 12:53 2 pgs
Fees:13.00 Taxes:851.00
20140416-0031811

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DEBRA MCNEIL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anne B. Wallace	Pinnacle Bank	092-13-0-349.00
(NAME)	(NAME)	
30 Old Club Court	150 3rd Avenue South, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37201	
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Frederick Marion and Milam Byers, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anne B. Wallace, unmarried woman, 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 117, HORTENSE PLACE, as shown on plat of record in Plat Book 161, Page 167, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Frederick Marion and Milam Byers by Warranty Deed from Nashville Housing Properties, LLC, recorded on the 28th day of April, 2006 in Instrument No. 20060428-0048672, in the Register's Office of Davidson County, Tennessee.

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.

The herein described property is not now nor ever has been the principal place of residence of Frederick Marion herein.

This instrument is being executed in behalf Frederick Marion, pursuant to a Power of Attorney executed on the 9th day of April, 2013, and being filed for record in Instrument No.: 20140416-0031810, Register's Office for Davidson County, Tennessee.

Ashley Byers, spouse of the above named Milam Byers joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ☐

This is improved ☑ property, known as 3313 Elkins Avenue, Nashville, TN 37209
(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 our hands this 14th day of April, 2014.

Frederick Marion

Frederick Marion
By: Ashley Byers
Ashley Byers, His Attorney-in-fact

Ashley Byers
Ashley Byers

Milam Byers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 14th day of April, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Milam Byers and Ashley Byers, 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 they executed the same as their free act and deed.

Witness my hand and Notary Seal at office this day and year above written.

Notary Public

My Commission Expires: 1-27-15

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public of the State and County aforesaid, Ashley Byers, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Frederick Marion, acting as that person's agent and attorney in fact and the said Ashley Byers acknowledged that she executed the foregoing instrument as agent and attorney in fact for Frederick Marion for the purposes therein contained.

Witness my hand and seal, this 14th day of April, 2014.

Notary Public

My Commission Expires: 1-27-15

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015