BILL GARRETT, Davidson County
Trans:T20150032491 DEEDWARR
Recvd: 04/29/15 13:39 2 pgs
Fees:13.00 Taxes:81.40
20150429-0038374

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott H. Byrd and wife, April N. Byrd	Scott H. Byrd and April N. Byrd	02000006700
2573 OAK Forest Dr (ADDRESS)	2573 OAK Forest Dr (ADDRESS)	
Antioch TN 37013 (CITY) (STATE) (ZIP)	Antioch TN. 37013 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Dale Pyron, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Scott H. Byrd and wife, April N. Byrd, hereinafter called the Grantees, their heirs and assigns, that 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. 13, FINAL PLAT, SECTION THREE, JACOBS VALLEY, OF RECORD IN INSTRUMENT NO. 20021010-0124310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPREHENSIVE AND BINDING DESCRIPTION.

BEING A PORTION OF THE PROPERTY CONVEYED TO JACK W. SMITH, DALE PYRON, AND JOE PYRON BY DEED FROM HOLLIS O. DRAPER, ET. AL., OF RECORD IN BOOK 9640, PAGE 675 AND FURTHER CONVEYED TO DALE PYRON AND JOE PYRON BY DEED FROM JACK W. SMITH RECORDED IN BOOK 11456, PAGE 622. JOE PYRON HAVING DIED TESTATE AND BY ARTICLE IV, FIRST CODICIL, OF THE LAST WILL AND TESTAMENT OF JOE PYRON OF RECORD IN PROBATE FILE 12P-634, PROBATE COURT CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, PROPERTY WAS DEVISED TO DALE PYRON.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO THE TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 1128 Jacobs Court, Joelton, TN 37080
(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/our hand(s) this 24th day of April, 2015.

WARRANTY DEED
(Continued)

Dale Pyron

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dale Pyron, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of April, 2015.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Legends Title Services, LLC
2494 N. Mt. Juliet Rd., Ste. 300
Mt. Juliet, TN 37122