This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20150034618 DEEDWARR
Recvd: 05/05/15 14:53 2 pgs
Fees:13.00 Taxes:888.00
20150505-0041029

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Elizabeth H. Byrd and<br>Jane C. Hinton<br>507 Brentlawn Drive<br>Nashville, TN 37220 | Movement Mortgage, LLC<br>841 Seahawk Circle<br>Virginia Beach, VA 23452 | 146160-072.00 |

**THIS INDENTURE,** made this 4th day of May, 2015 between

**Cherie L. Pilliod**

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

**Elizabeth H. Byrd and Jane C. Hinton,**
**as Tenants in Common with Right of Survivorship**

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Brentwood Hall, Section III, of record in Book 2133, Page 14, Register's Office for said County. Said Lot No. 32, which is a corner lot, fronts 101.5 feet on the Southerly margin of Brentlawn Road and fronts 98.00 feet on the Easterly margin of Trousdale Drive, said frontages being jointed by a curve having a length of 39.3 feet, and extends back 121.0 feet on the Southerly line and 122.7 feet on the Easterly line to a point of intersection.**

**Being the same property conveyed to Cherie L. Pilliod by Warranty Deed dated 6/24/04 from John Kay and Jutta Maue-Kay, Trustees of the Kay Family Trust, a revocable living trust as owners of a 1/3 undivided interest and Michael S. Willis and wife, Shawn Kay as owners of a 2/3's undivided interest of record in Instrument No. 20040625-0075870, Register's Office for Davidson County, Tennessee.**

This is ( X ) improved ( ) unimproved property known as: 507 Brentlawn Drive, Nashville, TN 37220.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

**Cherie L. Pilliod**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Cherie L. Pilliod, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 4th day of May, 2015.

Notary Public — My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $240,000.00.

Affiant

Sworn to and subscribed before me, this 4th day of May, 2015.

Notary Public — My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY