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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 15033474**<br><br>BILL GARRETT, Davidson County<br>Trans:T20150035270 DEEDWARR<br>Recvd: 05/07/15 09:57 2 pgs<br>Fees:13.00 Taxes:1924.00<br>20150507-0041726 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $520,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 4th day of May, 2015.<br><br>Notary Public<br>My Commission Expires: 10/8/16<br><br>DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY |

# WARRANTY DEED

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| Address New Owner:<br>Mark R. Byrnes and Kathryn Byrnes<br>225 Orlando Ave<br>Nashville TN 37209 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>103-02-0-046.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin B. Luffman and Mary Frances Luffman, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mark Byrnes and Kathryn Gingerich Byrnes, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being described as follows: Part of Lot No. 20 on the Map of CC Vernon Farm of record in Book 161, Page 164, Register's Office for said County, described as follows: Beginning at a point in the Westerly margin of Orlando Avenue 575 feet South from Lenox Avenue; continuing with said avenue S 10 degrees E 31 feet to a point, and S 10 degrees W 19 feet to a point, in all 50 feet to a point, being the Northeast corner of the property conveyed to LC Watson by deed of record in Book 1085, Page 593, Register's Office for said County; thence with Watson's Northerly line Westerly 153.5 feet, more or less to a point; thence N 4 1/4 (erroneously referred to as 4 1/2 in the vesting deed) degrees E 50 feet to a point; thence Easterly 150 feet to the beginning.

Being the same property conveyed to Justin B. Luffman and Mary Frances Luffman, husband and wife by Warranty Deed from Douglas M. Simpson, unmarried, recorded on the 15th day of August, 2006 in Instrument No. 20060815-0100332, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF CC VERNON FARM, as recorded in Plat Book 161, Page(s) 164.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20030214-0020214.

This is improved property located at 225 Orlando Ave Nashville TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 4th day of May, 2015.

Justin B. Luffman

Mary Frances Luffman

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin B. Luffman and Mary Frances Luffman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2015.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____