BILL GARRETT, Davidson County
Trans:T20150040644 DEEDWARR
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Fees:13.00 Taxes:518.00
20150526-0048227

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
File #15422KM

FROM: STEVE SADLER AND WIFE, LOGINA SADLER

TO: DAVID BYRD AND WIFE, SHERRY BYRD

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED FORTY THOUSAND AND NO/100--- ($140,000.00) ---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, We, STEVE SADLER AND WIFE, LOGINA SADLER, have bargained and sold, and by these presents, do transfer and convey unto the said DAVID BYRD AND WIFE, SHERRY BYRD, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being Unit 99, Watauga Condominiums, formerly known as Polk Manor Condominiums, as established under Master Deed of record in Instrument No. 20061025-0132105, Certification of Electronic Document recorded at Instrument No. 20061026-0132845, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Subject to any and all zoning requirements, building restrictions and setback lines if any easements and rights of way for public utilities.

Subject to terms and provisions of the Articles of Incorporated of Watauga Condominiums, Inc. recorded in Instrument No. 20061017-0128710, Register's Office of Davidson County, Tennessee.

Subject to Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertaking, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 6339, Page 281, as amended in Instrument No. 20061025-0132105, Register's Office of Davidson County, Tennessee.

Charter of Watauga Condominiums Homeowner's Association, Inc. recorded in Instrument NO. 20061005-0123859, Register's Office of Davidson County, Tennessee.

This being the same property conveyed to Steve Sadler and wife, Logina Sadler by Warranty Deed from Watauga Condominiums, Inc., a Tennessee Corporation, recorded on the 29th day of November, 2006 in Instrument No. 20061129-0147431, in the Register's Office of Davidson County, Tennessee.

MAP AND PARCEL: 93-5-2-A/101

PROPERTY ADDRESS: 222 POLK AVENUE, UNIT 99, NASHVILLE, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said DAVID BYRD AND WIFE, SHERRY BYRD, their heirs and assigns forever. And we do covenant with the said DAVID BYRD AND WIFE, SHERRY BYRD, 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, except for the matters as set out above.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend title to said land to DAVID BYRD AND WIFE, SHERRY BYRD, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 22nd DAY OF MAY, 2015.

STEVE SADLER

LOGINA SADLER

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 22nd day of May, 2015, before me personally appeared STEVE SADLER AND WIFE, LOGINA SADLER, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

SEAL

DONNA ROSSON
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 5-30-18

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

DONNA ROSSON
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

Subscribed and sworn to before me this 22nd day of May, 2015.

NOTARY PUBLIC
My Commission Expires: 5-30-18

NEW OWNER(S): DAVID BYRD AND WIFE, SHERRY BYRD
ADDRESS:
and

SEND TAX BILLS TO:

David & Sherry Byrd
PO Box 1138
Waynesboro, TN 38485

MAIL RECORDED DOCUMENT TO:

Same