This instrument prepared by:
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Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22796.2015

Davidson County DEEDWARR
Recvd: 07/27/15 13:24 5 pgs
Fees:28.00 Taxes:2812.00
20150727-0073634

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Denis Longpre 1420 Beddington Park Nashville, TN 37215	Same	159 01 0 031.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Mark T. Byram, unmarried and Machaela S. Byram, unmarried**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Denis Longpre and wife, Heather Longpre** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 33 on the Plan of Hounds Run of record in Book 6900, Page 167, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark T. Byram, unmarried by Deed dated June 25, 1999 from Charles W. Stengel, Jr. and wife, Virginia W. Stengel and being of record in Book 11549, Page 829, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2015 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantees for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Declaration of Covenants of record in Book 7079, Page 995, Book 7238, Page 736, Book 11719, page 845 and Instrument Number 20060206-0014746, said Register's Office.
5. Any and all notes and matters on the Plan of record in Plat Book 6900, page 167, said Register's Office.
6. The Charter for Hounds Run homeowners association of record in Book 7253, Page 992, said Register's Office.
7. The By-Laws for Hounds Run homeowners association of record in Instrument Number 20060206-0014746, said Register's Office.

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 and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we 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.

This is improved property is known as: 1420 Beddington Park, Nashville, Tennessee 37215.

Executed on this 24th day of July, 2015.

Mark T. Byram

Machaela S. Byram

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Mark T. Byram, 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 this 24th day of July, 2015.

Notary Public

My Commission Expires: 6/30/19

Thomas N. Jones State of Tennessee Notary Public County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Machaela S. Byram, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 24th day of July, 2015.

Notary Public

My Commission Expires: 6-30-19

Thomas N. Jones State of Tennessee Notary Public County of Williamson

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $760,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 24th day of July, 2015.

Notary Public

My Commission Expires: 8-11-18

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

