WARRANTY DEED

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Comm. Expires
April 25, 2016

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Julie Edgin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 4-25-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jarrod S. Rush	Regions Bank D/B/A Regions	149020b00300co
(NAME)	(NAME)	
681 Piccadilly Row	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mitchell Byrd and wife, and Regen L. Byrd,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jarrod S. Rush, an unmarried man,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 60 on the Plan of Piccadilly Square, Phase II as of record in Plat Book 6250, Pages 92, 93, and 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Mitchell Byrd and wife, Regen L. Byrd, by deed of record in Instrument No. 20040305-0025390 , Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 681 Piccadilly Row, Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans:T20150062559 DEEDWARR
Recvd: 07/30/15 09:49 2 pgs
Fees:13.00 Taxes:473.60
20150730-0075061

Witness my/our hands this 28th day of July, 2015.

Mitchell Byrd

Regen L. Byrd

State of Tennessee
County of Davidson

Personally appeared before me Mitchell Byrd and Regen L. Byrd, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of July, 2015.

KRISTIN F. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019

Notary Public
My Commission Expires: 6-1-19

File No.: 9736