ADDRESS NEW OWNER:
Amanda L. Byrd

5318 Edmondson Pike
Nashville, TN 37211

SEND TAX BILL TO:
Mortgage Investors Group
8320 East Walker Springs Lane, 200
Knoxville, TN 37923

MAP & PARCEL NOS.:
161010A04400CO

BILL GARRETT, Davidson County
Trans:T20150063759 DEEDWARR
Recvd: 08/03/15 15:13 2 pgs
Fees:13.00 Taxes:429.20
20150803-0076647

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Donald Keith Byrd, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Amanda L. Byrd, an unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being Unit No. 5318 as shown on the Plat of Danbury of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Danbury Homeowners' Association, all as described in Book 6612, Page 75, et seq., said Register's Office.

Being the same property conveyed to Donald Keith Byrd, an unmarried person, from Robert O. Byrd and wife, Joyce M. Byrd, by Warranty Deed recorded on December 17, 2010, in Instrument No. 20101217-0100482, Register's Office for Davidson County, Tennessee (showing consideration of $99,500.00).

This is property with a common address of **5318 Edmondson Pike, Nashville, TN 37211**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.
(2) All matters appearing on the Plan of record in Book 6612, Page 75, Register's Office for Davidson County, Tennessee.
(3) By-Laws in Book 6612, Page 107, said Register's Office.
(4) Charter for Homeowners Association in Book 6625, Page 510, said Register's Office.
(5) Agreement to grant sewer and water easements in Chancery Court Minute Book 221, Page 638, Davidson County, TN.
(6) Resubdivision of I of Country Place and all matters appearing in Plat Book 4675, Page 65, said Register's Office.
(7) Easement for storm sewers and/or sanitary sewers in Book 7291, Page 879, said Register's Office.

Grantor warrants that the subject property is not his marital residence and is not subject to any marital interests therein.

DKB

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of July, 2015.

X Donald Keith Byrd

Donald Keith Byrd

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Donald Keith Byrd, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **31st** day of **July 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1507-148

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $116,000.00.

X Amanda L Byrd
Affiant

Subscribed and sworn before me this 31st day of July, 2015.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017