(1)

BILL GARRETT, Davidson County
Trans:T20150071563 DEEDWARR
Recvd: 08/24/15 14:45 2 pgs
Fees:13.00 Taxes:528.73
20150824-0085335

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-20-2017

(AFFIX SEAL)

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Leah Hashinger, a single woman	F & M Bank	05101005400
909 Due West Avenue North (ADDRESS)	50 Franklin Street (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jeffery C. Byrum and wife, Erin Byrum, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Leah Hashinger, a single woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 80 ON THE MAP OF DUE WEST VALLEY ACRES, NOT OF RECORD IN THE 11TH CIVIL DISTRICT OF SAID COUNTY AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY H.T. SWANN, JR. SURVEYOR, DATED APRIL 20, 1947 AND ACCORDING TO A MORE RECENT SURVEY THEREOF MADE BY H.R. SWANN JR., SURVEYOR DATED JANUARY 19, 1963, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF DUE WEST AVENUE, AT THE CORNER OF LOTS NOS 79 AND 80; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 500 FEET TO A POINT, THENCE EASTERLY 100 FEET TO A POINT AT THE CORNER OF LOT NOS. 80 AND 81; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 500 FEET TO THE SOUTH MARGIN OF DUE WEST AVENUE; THENCE WITH THE MARGIN OF SAME WESTERLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JEFFERY C. BYRUM AND ERIN BYRUM BY WARRANTY DEED FROM OWB REO, LLC, OF RECORD BY INSTRUMENT NUMBER 20150227-00173131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 909 Due West Avenue North, Madison, TN 37115
(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.

Witness my/our hand(s) this 20th day of August, 2015.

WARRANTY DEED
(Continued)

Jeffery C. Byrum

Erin Byrum

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffery C. Byrum and wife, Erin Byrum, the herein bargainor(s), with whom I am personally acquainted (or 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, this the 20th day of August, 2015.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067