WARRANTY DEED



STATE OF Tennesse
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-12-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael K. Davis	Michael K. Davis	064-12-OA-628.00
(NAME)	(NAME)	
113 Heritage Place	113 Heritage Place	
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37122	Mt Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/09/16 12:33 4 pgs
Fees:23.00 Taxes:381.10
20160309-0022593

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Miriam Byers and Mike Dorsett**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael K. Davis, a married man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 628, on the plan of Fox Run, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, of record in Plat Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee and further established by Master Deed of record in Book 5535, Page 713, as corrected in Book 5895, Page 516 and Book 5936, Page 301, and amended in Book 6370, Page 817 and Book 8510, Page 95, said Register's Office, to which reference is hereby made for a more complete description. Being the same property conveyed to Billy Hugh Byers and wife, Billie N. Buyers by Warranty Deed from Fox Run Company, Inc., a Tennessee Corporation, dated 3/27/1987, recorded 4/13/1987 of record in Book 7200, Page 696, in the Register's Office for Davidson County, Tennessee.

Billy Hugh Byers, aka Bill H. Byers, predeceased Billie N. Byers leaving her as the sole surviving tenant by the entirety. Billie N. Byers, aka Billie Faye Byers, died testate on 4/21/2015, appointing Miriam Byers as Executrix, as evidenced in the Last Will and Testament of Billie Faye Byers under Case No. 15P-849, in the Probate Court Clerk's Office for Davidson County, Tennessee.

The said Billie Faye Byers by virtue of the last will and testament leaving Miriam Byers and Mike Dorsett and sole surviving heirs.

All matters shown on the plat of record in Plat Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee.

Master Deed and Bylaws of record in Book 5535, Page 713, Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817, Book 8510, Page 95, Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, Book 8510, Page 100 and Instrument No. 20120620-0053936, in the Register's Office for Davidson County, Tennessee.

Charter of Fox Run Condominium Homeowners' Association recorded of record in Book 5208, Page 188, in the Register's Office for Davidson County, Tennessee.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 628 Weatherbeaten Place, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 26th day of February, 2016.

Miriam Byers

State of Alabama
County of Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miriam Byers the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of February, 2016.

Notary Public
My Commission Expires: 10/23/2019

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

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Witness our hands this 26th day of February, 2016.

Mike Dorsett

State of Washington
County of Thurston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mike Dorsett the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of February, 2016.

Notary Public Jennifer R. Lane
My Commission Expires: 4-21-2018

JENNIFER B. LANE NOTARY PUBLIC COMMISSION EXPIRES 4-21-18 STATE OF WASHINGTON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

