BILL GARRETT, Davidson County
Trans:T20160029511 DEEDWARR
Recvd: 04/12/16 09:25 2 pgs
Fees:13.00 Taxes:765.90
20160412-0034825

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 160528TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Bryan Byrd	NEW OWNER	
7277 Charlotte Pike, 101		**114-08C-030.00CO**
Nashville, TN 37209		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Megan L. Blemker, an unmarried woman**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Bryan Byrd, a single man,** hereinafter called the Grantee, his 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 Unit No. 30on the Plan of WEST PARK, PHASE 1, of record in Plat Instrument No. 20040624-0075135, Register's Office for said County, to which reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Megan L. Blemker, unmarried, from Donna Smith and Gary Smith, wife and husband, by deed dated 09/20/2007, filed for record on 09/26/2007 in Instrument No. 20070926-0114838, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Megan L. Blemker,** does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Megan L. Blemker,** further covenants and binds her heirs and representatives, to

warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **7277 Charlotte Pike, 101, Nashville, TN 37209**.

Executed on this 6th day of April. 2016

Megan L. Blemker

Megan L. Blemker

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Megan L. Blemker,** 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.

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand this 6th day of April, 2016.

Notary Public

My Commission Expires: 6/26/2016

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $207,000.00.

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Craig Milner

Affiant

Sworn to and subscribed to me, the undersigned, this 6th day of April, 2016.

Notary Public

My Commission Expires: 6/26/2016