Davidson County	DEEDWARR
Recvd: 04/18/16 09:04	3 pgs
Fees:18.00 Taxes:2876.75	
20160418-0036747	

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $777,500.00.

Affiant

Subscribed and sworn to before me, this 15th day of April, 2016.

Notary Public
My commission expires: 7/26/2018

03-1603-38522

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael T. Byrne	First Tennessee Bank	103-13-0-024.00
405 Hillwood Boulevard	300 Court Avenue, 3rd Floor	
Nashville TN 37205	Memphis, TN 38103	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Finch and wife, Valerie Finch**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael T. Byrne, A Single man,** hereinafter called the Grantee, his successors 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. 18, on the Plan of Hillwood Estates, Section Three, of record in Book 1835, Page 135, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George B. Crafton and wife, Martha W. Crafton by deed from Luther C. Sumner and wife, Irene N. Sumner, dated June 28, 1956, recorded June 29, 1956, of record in Book 2544, Page 177, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Martha W. Crafton by Quitclaim Deed from George B. Crafton, dated May 10, 2005, recorded February 23, 2006, of record in Instrument No. 20060223-0021447, Register's Office for Davidson County, Tennessee. The said Martha Crafton having since died on September 22, 2010, predeceased by her husband. Her Will has been probated in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 10P-1905. Article IV (2) of her Will leaves the residue of her estate to the Family Share, in the event she is predeceased by her husband. Article V directs the "Family Share" is paid to the Trustee of the Martha West Crafton Family Trust. Article I (3) appoints George W. Crafton, William B. Crafton and Sarah Crafton Banco as the Co-Trustees of the Martha West Crafton Family Trust.

Further being the same property conveyed to Robert Finch and wife, Valerie Finch by deed from George W. Crafton and William B. Crafton, Executors of the Estate of Martha West Crafton, as appointed pursuant to Order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, No. 10P-1905, and the Last Will and Testament of the Martha West Crafton (the "Will"), recorded Office of the Probate Court Clerk for Davidson County, Tennessee under Docket No. 10P-1905, dated December 22, 2012, recorded January 11, 2013, of record in Instrument No. 20130111-0003501, Register's Office for Davidson County, Tennessee.

Martha W. Crafton is one and the same person as Martha West Crafton.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 405 Hillwood Boulevard, Nashville, TN 37205.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of April, 2016.

Robert Finch

Valerie Finch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert Finch and Valerie Finch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of April, 2016.

State of Tennessee Notary Public At Large

My Commission expires:

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

True Copy Certification

I, KEVIN HEFFELMAN, 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.

Signature

CECILIA M. HENSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, CECILIA M. HENSLEY, a notary public for this county and state, KEVIN HEFFELMAN, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/9/2019