BILL GARRETT, Davidson County
Trans:T20160041026 DEEDWARR
Recvd: 05/17/16 08:51 2 pgs
Fees:13.00 Taxes:862.10
20160517-0048930

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY Commission Expires 08-20-2019

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 NUMBERS
Lisa Hyres and Louis Hyres, wife and husband	Quicken Loans	01807006400
	(NAME)	
511 Mathes Court	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Walter R. Todd, Sr. and wife, Jennifer W. Todd, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lisa Hyres and Louis Hyres, wife and husband, 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 NO. 13 ON THE PLAN OF CONNELL ESTATES, SECTION IV, OF RECORD IN BOOK 3842, PAGE 239, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 13 FRONTS 82.41 FEET ON THE EASTERLY MARGIN OF MATHES COURT AND EXTENDS BACK 250.08 FEET ON THE SOUTHERLY LINE AND 242.20 FEET ON THE NORTHERLY LINE, TO A LINE IN THE REAR MEASURING 77.06 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO WALTER R. TODD, SR. AND WIFE, JENNIFER W. TODD, BY DEED FROM JAMES V. LACKEY AND WIFE, JOYCE LACKEY, OF RECORD IN BOOK 5305, PAGE 500, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 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 511 Mathes Court, Goodlettsville, TN 37072
(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 16th day of May, 2016.

WARRANTY DEED
(Continued)

Walter R. Todd, Sr.

Jennifer W. Todd

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Walter R. Todd, Sr. and wife, Jennifer W. Todd, 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 16th day of May, 2016.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 08-20-2019

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