WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160054827 DEEDWARR
Recvd: 06/28/16 08:58 2 pgs
Fees:13.00 Taxes:925.00
20160628-0065604

G-VRES-16-7961-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Allan Hayes Glover	new owner	
(NAME)	(NAME)	**156-00-0-062.00**
7961 Highway 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-4119		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JEANNIE MARIE BYRD AND HUSBAND, RICHARD BYRD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLAN HAYES GLOVER, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 22 on the Plan of Harpeth Heights, Section V, described according to a survey made by Hal Swann, Jr., as follows:

Beginning on the southerly margin of Highway 100 at the Northeast corner of Property conveyed to Alvin W. Terrell and son, Inc. by deed from E.U. Buchi and wife, Mary Louise Buchi, of record in Book 3927, page 889, Register's Office for said County; thence southerly 300 feet; thence easterly 146 feet; thence northerly 300 feet to the southerly margin of Highway 100; thence with same westerly 146 feet to the beginning.

Being the same property conveyed to Jeannie Marie Byrd and husband, Richard Byrd by Quitclaim deed from Jeannie Marie Hagan of record in Instrument No. 20020318-0033540 Register's Office for Davidson County, Tennessee, dated June 26, 2001 and recorded on March 18, 2002 and Quitclaim deed from Jeannie Marie Hagan of record in Instrument No. 20010705-0071838, Register's Office for Davidson County, Tennessee, dated June 26, 2001 and recorded on July 5, 2001.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20010803-0083215, in the Register's Office for DavidsonCounty, Tennessee.
- Grant of Water Line Easement of record in Instrument Number 20040123-0009325 and Instrument Number 20120925-0086927, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7961 Highway 100 , Nashville, Tennessee 37221-4119**.

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 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 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 the 24th DAY OF JUNE, 2016.

Jeannie Marie Byrd

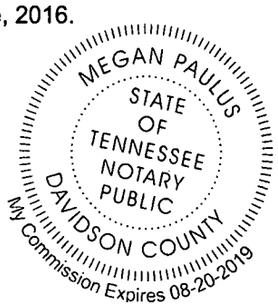
Richard Byrd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANNIE MARIE BYRD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

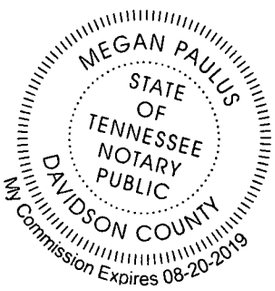


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD BYRD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
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Nashville, TN 37212