BILL GARRETT, Davidson County
Trans: T20160064546 DEEDWARR
Recvd: 07/27/16 10:49 2 pgs
Fees: 13.00 Taxes: 2586.30

20160727-0077253

WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 29, 2018

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric Bymaster	New owner	10414008500
(NAME)	(NAME)	
2905 Westmoreland Drive	←	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David Logsdon and wife, Caroline Folger Logsdon**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Bymaster, a single man, and Nicholas Albano, II, a single man as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain tract or parcel of land in County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Part of Lots 38 and 39, on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place of record in Book 421, page 16, Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Westmoreland Drive at a point 4 feet east of the corner of Lots 38 and 39, said point being the northwest corner of the property conveyed to J. J. Ray and wife, by deed from H. W. Grooms and wife, of record in Book 1020, page 25, said Register's Office; thence with Ray's westerly line, southwardly 99 feet to a point 10 feet east of north line between Lots 38 and 39; continuing in a southerly direction 89 feet, in all, 188 feet, to the northerly margin of an alley; thence with said alley westwardly 65 feet to the corner of Lots 39 and 40, being the southeast corner of the property conveyed to Annie W. DePierri by deed from Margaret DePierri, et al, of record in Book 883, page 491, said Register's Office; thence with DePierri's easterly line northwardly 189 feet, more or less, to the southerly margin of said Drive; thence with said Drive eastwardly 64 feet to the beginning.

Being the same property conveyed to David Logsdon and wife, Caroline Folger Logsdon, by Warranty Deed from Judson Edward Rogers and wife, Mary Anne Blake Rogers, dated September 11, 1991 and filed for record 09/12/1991, in Book 8441, Page 336, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Logsdon and wife, Caroline Folger Logsdon, by Warranty Deed from Judson Edward Rogers and wife, Mary Anne Blake Rogers, filed for record 09/12/1991, in Book 8441, Page 336, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2905 Westmoreland Drive, Nashville, TN 37212
(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 our hands this 21st day of July, 2016.

David Logsdon

Caroline Folger Logsdon

State of Tennessee

County of Davidson

Personally appeared before me David Logsdon and Caroline Folger Logsdon, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS ~~my~~ hand and seal this 21st day of July, 2016.

Notary Public Shannon Philbin

My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019