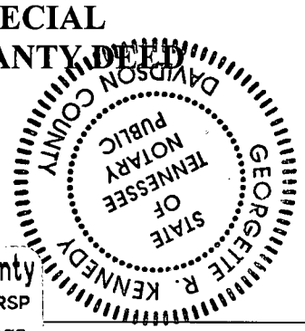
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$378,013.00**

Affiant

Subscribed and sworn to before me, this 25th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160074556 DEEDWARRSP
Recvd: 08/26/16 09:08 2 pgs
Fees:13.00 Taxes:1398.65
20160826-0089329

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry K. Byrd	F & M Bank	137-04-0B
(NAME)	(NAME)	(MAP)
2205 Arbor Pointe Way	10 Cadillac Way Ste. 100	062.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Hermitage, TN 37076-1492	Brentwood, TN 37027	
(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, I/we, **The Jones Company of Tennessee, L.L.C.**, a Missouri limited liability company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jerry K. Byrd and Stephanie A. Byrd, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Final Plat of Arbor Crest Subdivision of record in Instrument Number 20071129-0138522, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to The Jones Company of Tennessee, LLC, a Missouri limited liability company by Warranty deed from KDS Investments General Partnership, a Tennessee general partnership of record in Instrument No. 20160606-0056566 Register's Office for Davidson County, Tennessee.

Being also known as 2205 Arbor Pointe Way, Hermitage, Tennessee 370761492.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2205 Arbor Pointe Way, Hermitage, Tennessee 37076-1492

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 25th day of August, 2016.

The Jones Company of Tennessee, L.L.C.

By: Deborah P. Buford

Deborah P. Buford, Assistant Vice President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah P. Buford with whom I am personally acquainted and who upon her oath acknowledged herself to be the Assistant Vice President of The Jones Company of Tennessee, L.L.C., the within named bargainor, a limited liability company, and that she as such Assistant Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Deborah P. Buford as such Assistant Vice President..

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 25th day of August, 2016.

Georgette R Kennedy

Notary Public

My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY