Return to: Attorneys Title Company, Inc.
2927 Berry Hill Drive
#28807-2 Nashville, TN 37204

Box 14

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF September, 2016.

Notary Public
MY COMMISSION EXPIRES: 5-8-18
File No. G16-5863D

BILL GARRETT, Davidson County
Trans:T20160086549 DEEDWARR
Recvd: 10/03/16 09:47 2 pgs
Fees:13.00 Taxes:740.00
20161003-0103785

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Frank Byers, an unmarried man, Claudia Whitehorn, an unmarried woman, and Kathy Byers, a married woman (NAME) 102 Roanoke Drive (STREET ADDRESS) Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Farmington Mortgage, a div of Capstar Bank (NAME) 2002 Richard Jones Road, Ste 300A (STREET ADDRESS) Nashville, TN 37215 (CITY) (STATE) (ZIP)	25-12-71

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Sarah Squires and Lesley Squires, joint tenants with the right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Byers, an unmarried man, Claudia Whitehorn, an unmarried woman, collectively as to an undivided 67% interest (the F&C Interest), as joint tenants with right to survivorship (as to said 67% interest), and Kathy Byers, a married woman, as to an undivided 33% interest (the "Individual Interest"), the said F&C Interest and Individual Interest, as they relate to each other, being held as joint tenants 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:

Land in Davidson County, Tennessee, being Lot No. 13, on the plan of SECTION 2, RANCHWOOD ESTATES, as shown on plat of record in Plat Book 3600, Page 67, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Sarah Squires and Lesley Squires, joint tenants with the right of survivorship from Sarah Squires, a single woman, by Quit Claim Deed dated September 17, 2014, as Instrument No. 20141229-0118171, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3797, page 290, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3600, page 67, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 102 Roanoke Drive, Goodlettsville, TN 37072.

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. Whenever 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 29th day of September, 2016.

Sarah Squires — September 29, 2016 Date

Lesley Squires — September 29, 2016 Date

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 29th day of September, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY ~~AND RETURN TO~~:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066