WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160097199 DEEDWARR
Recvd: 11/03/16 08:31 2 pgs
Fees:13.00 Taxes:1476.30
20161103-0116174

G-RF-16-1706-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Rachel Smithson Byrd and Brandon Ronald Byrd	**State Employees Credit Union**	
(NAME)	(NAME)	
1706 Litton Avenue	**PO Drawer 25279**	**72-12-211.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Raleigh, NC 27611**	
(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, **THEODORE WILLIAMS, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL SMITHSON BYRD AND BRANDON RONALD BYRD, WIFE AND HUSBAND,** 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. 107 on the Plan of Riverside Drive Subdivision, of record in Plat Book 974, Pages 60 and 61, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Theodore Williams, a married person, by Warranty Deed from K. Ryan Meadows, a married man, recorded November 18, 2015 in Instrument No. 20151118-0117026; further being the same property conveyed to K. Ryan Meadows, a married man, by Warranty Deed from Tara Giles (f/k/a Tara C. Steele), joined by her husband, Alonzo Giles, recorded October 13, 2015 in Instrument No. 20151013-0104170; and further being the same property conveyed to Tara C. Steele, unmarried, by Warranty Deed from Clayton King, a married man, and Wanda King, recorded October 27, 2005 in Instrument No. 20051027-012811, Register's Office for Davidson County, Tennessee.

The above referenced property was investment property for the Grantor and has never been the principle marital residence for Theodore Williams and wife, Patricia G. Williams.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 974, Pages 60 and 61, Register's Office for Davidson County, Tennessee.
- County taxes for subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1706 Litton Avenue, Nashville, Tennessee 37216**.

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 28th DAY OF OCTOBER, 2016.

Theodore Williams by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THEODORE WILLIAMS, and who acknowledged he/she/they executed the same as the free act and deed of the said THEODORE WILLIAMS.

Witness my hand and official seal, this the 28th of October, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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