BILL GARRETT, Davidson County
Trans:T20160111911 DEEDWARR
Recvd: 12/20/16 12:00 2 pgs
Fees:13.00 Taxes:407.00

20161220-0133603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-22-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Byrum and Erin Byrum	Jeff Byrum (NAME)	
309 Cherokee Trail (ADDRESS)	309 Cherokee Trail (ADDRESS)	052-01-0-213.01
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John C. Bryant, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeff Byrum and Erin Byrum, hereinafter called the Grantees, their heirs 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 THE SOUTHERLY 76 FEET OF LOT NOS. 1 AND 2, OF BLOCK "C" ON THE REVISED PLAN OF POWER AND ROTH'S MADISON PARK SUBDIVISION, AS OF RECORD IN PLAT BOOK 843, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY E MEDLIN AND R BRANTLEY, SURVEYORS, DATED MAY 23, 1963, AS FOLLOWS:
SAID PART OF LOT NOS. 1 AND 2 FRONT 76 FEET ON THE EASTERLY SIDE OF GALLAVISTA AVENUE AND EXTEND BACK BETWEEN PARALLEL LINES 133.2 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO JOHN C. BRYANT, MARRIED BY QUITCLAIM DEED FROM JEAN CHRISTINE PERRY, MARRIED OF RECORD IN INSTRUMENT NO. 20110823-0065191, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO JOHN C. BRYANT BY QUITCLAIM DEED FROM IMOGENE D. BRYANT OF RECORD IN INSTRUMENT NO. 20161107-0117645, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 823 Gallavista Avenue, Madison, TN 37115-4716
(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 my/our hand(s) this 16th day of December, 2016.

WARRANTY DEED
(Continued)

John C. Bryant

STATE OF Missouri

COUNTY OF St. Charles

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

Witness my hand and official seal, this the 16th day of December, 2016.

Notary Public

REESE BANNISTER
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Charles County
My Commission Expires: Oct. 13, 2018
14630689

My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072