AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

RECORD ~~AND RETURN TO~~:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168351

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170006102 DEEDWARR
Recvd: 01/23/17 09:24 2 pgs
Fees:13.00 Taxes:452.20
20170123-0006862

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,215.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of January, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

KENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaron R. Byrum *et ux* 340 Thelma Street Madison, TN 37115	Same address as new owner	043 09 0 300.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Two Thousand Two Hundred Fifteen and 00/100 Dollars ($122,215.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **BEULAH ALLISON, UNMARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JARON R. BYRUM AND CHELSEA BYRUM, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 10 and 11 of Block M, on the Plan of Woodlawn Estates, of record in Book 843, page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Beulah Allison and husband, John Allison, by Warranty Deed from Travis Shoemaker, married, dated 7/10/2009, recorded 7/14/2009, of record in Instrument #20090714-0065850, in the Register's Office for Davidson County, Tennessee. The said John Allison having since died leaving the property vested to Beulah Allison as owner of fee simple title as surviving tenant by the entirety.
>
> The address of the herein described property is believed to be 340 Thelma Street, Madison, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Book 843, page 82; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 17th day of January, 2017.

Beulah Allison
BEULAH ALLISON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Beulah Allison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of January, 2017.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

