WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-9-18
(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170018972 DEEDWARR
Recvd: 03/06/17 10:18 2 pgs
Fees:13.00 Taxes:545.38
20170306-0021697

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Emery and Jean R. Emery	SAME **AS New Owner**	04306006100
(NAME)	(NAME)	
764 McCurdy Rd.		
(ADDRESS)	(ADDRESS)	
White House, TN 37188		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 hereby acknowledged, **Pamela Byrd,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **William R. Emery and Jean R. Emery, husband and wife,** 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, and being all of Lot No. 74, Madison Park, Section 2, according to plat appearing of record in Book 3106, page 141, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Willard J. North by Warranty Deed dated July 20, 1983 from Stephen Mark Phillips and Wife, Martha D. Phillips of record in Book 6098, Page 690, Register's Office for Davidson County, Tennessee. Willard J. North having died testate as evidenced by the Last Will and Testament of Willard J. North, deceased of record in Probate File 16P1584, Probate Court Clerk's Office for Davidson County, Tennessee and in accordance with The Last Will and Testament of Willard J. North, deceased of record in Instrument No. 20161027-0113665 and further in Probate Court Order of record in Instrument No. 20161027-0113664, both recorded in the Register's Office for Davidson County, Tennessee, fee simple title was vested in Pamela Byrd.

This conveyance is subject to all matters as set forth per Plat of record in Book 3106, page 141, and Restrictive Covenants of record in Book 3459, page 406 and Book 3460, page 337, both said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved ☐ property, known as 605 Roosevelt Avenue, Madison, TN 37115
(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 GRANTOR covenants with the said GRANTEES that I am 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 GRANTOR further covenants and binds myself, my heirs and assigns, 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.

Subject property is investment property and is not the primary residence of the Grantor.

Witness my hand this 2nd day of March, 2017.

Pamela Byrd

Pamela Byrd

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela Byrd, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of March, 2017.

Commission expires: 11-18-17

Notary Public

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130