BILL GARRETT, Davidson County
Trans:T20170019903 DEEDWARR
Recvd: 03/08/17 11:01 2 pgs
Fees:13.00 Taxes:192.40
20170308-0022911

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $52,000.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2017

Notary Public
My commission expires: 12-4-21

Address of New Owner:	Send Tax Bills to:	Tax Information
The 912 Ilawood Drive Trust Po Box 160772 Nashville, TN 37216	c Save	162-13-0-250.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Billie Byrd, a single person,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain Trustee of The 912 Ilawood Drive Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 69B, Zone Lot Division of Lots 56, 57 and 69 on the plan of Dreamland Estates Southeast, Section 2, of record in Book 6250, Page 802, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Billie Byrd, a single person, by Quitclaim Deed in Lieu of Foreclosure from Jerry Hill, a single person, dated November 10, 2016, of record in Instrument No. 20161110-0119265, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billie Byrd, her heirs and assigns, by Deed of Trust, Security Agreement and Financing Statement, from Jerry Hill, a single person, dated October 30, 2009, of record in Instrument No. 20091102-0100689, Register's Office for Davidson County, Tennessee. Said Deed of Trust was corrected by Affidavit of Scrivener's Error Executed Pursuant to T.C.A. 660240191 (A) (26) dated January 8, 2010, of record in Instrument No. 20100111-0002170. Being the same property conveyed to Jerry Hill, a single person, by deed from Byrd Remodeling, Inc., a Tennessee Corporation, dated October 30, 2009, of record in Instrument No. 20091102-0100688, Register's Office for Davidson County, Tennessee.

Being also known as 912 Ilawood Drive, Nashville, Tennessee 37211.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 912 Ilawood Drive, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 27th day of February, 2017.

Billie Byrd

Billie Byrd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this the 27th day of February, 2017.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017014978