THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 Crescent Centre Drive, Suite 110
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 03/20/17 09:48 3 pgs
Fees:18.00 Taxes:1110.00
20170320-0026686

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matthew Joseph Sullivan 1265 Rural Hill Rd. Antioch, TN 37013	Matthew Joseph Sullivan 1265 Rural Hill Rd. Antioch, TN 37013	149-00-0-214.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **William Lee Byrd, Jr. and Barbara Lynn Byrd, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Matthew Sullivan,** _____, hereinafter called the Grantee, his successors and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by C. Michael Moran, RLS #970, dated 7/20/98 and updated 3/28/01 as follows:
Beginning at a point in the westerly margin of Rural Hill Road at a common corner of property herein conveyed to Phillip H. Prince Property; thence north 85 deg. 49' 22" west 734.47 feet to an iron pin; thence south 3 deg. 10' 43" west 174.90 feet to an iron pin; thence north 85 deg. 50' 54" west 744.73 feet to an iron pin; thence south 2 deg. 55' 08" west 174.58 feet with the westerly margin of Rural Hill Road to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to William Lee Byrd, Jr. and Barbara Lynn Byrd, husband and wife, by Warranty Deed, from Steven Allotto, married, of record in Instrument # 20131002-0103209, Register's Office for Davidson County, Tennessee, dated September 27, 2013 and recorded October 2, 2013.

This is improved property known as 1265 Rural Hill Road, Antioch, TN 37013.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTORS covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my

heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 17th **day of** March, **2017**:

William Lee Byrd, Jr.

Barbara Lynn 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 **William Lee Byrd, Jr and Barbara Lynn Byrd,** the bargainors, 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, this 17th day of March, 2017:

Notary Public

My Commission Expires: 6/2/2018

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $300,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 17th DAY OF March, 2017:

Notary Public

My Commission Expires: 10/29/19

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

