Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-0277HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20170033060 DEEDWARR
Recvd: 04/19/17 14:54 2 pgs
Fees:13.00 Taxes:891.70
20170419-0038490

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of April, 2017.

Notary Public
Commission Expires: 8/17/19

RENNA ANN WALTER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Drimmer 1430 Greenwood Ave. Nashville, TN 37206	New Owner 314 Scott Ave Nashville TN 37206	083-02-0-065.00

WARRANTY DEED

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, I/WE,

William N. Byers

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Drimmer, married man

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, being Lot No. 21 and part of Lot 22 on the Plan of Sharpe and Horn's Division of Elwood Place, Eastland as of record in Book 332, page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 18 feet on the southerly side of Greenwood. Avenue and runs back on the west line 170 feet, more or less and on the east line 191 feet, more or less, with the westerly margin of an alley, to an alley in the rear and shows 97 feet on the last mentioned alley.

Said part of Lot 22 being easterly 45 feet fronts on the southerly side of Greenwood Avenue and runs back between parallel lines 170 feet, more or less, to an alley.

BEING the same property conveyed to Wilburn Kenneth Byers and wife, Corneilia T. Byers, by Warranty Deed from Mildred Hartman Murphy and Sherry Ann Grisham, recorded 4/18/75 in Book 4905, Page 465, as corrected by instrument recorded 2/27/76 in Book 5000, Page 420, in the Register's Office of Davidson County, Tennessee.
The said Wilburn Kenneth Byers having since died. The said Cornelia T. Byers having further conveyed to her interest to Cornelia T. Byers and Jacquelyn Byers by Warranty Deed recorded in Book 7413, Page 391, said Register's Office. See also, Quitclaim Deeds in Book 8218, Page 930 and Book 8218, Page 932. By

Quitclaim Deed in Book 8292, Page 917 Cornelia T. Byers quitclaimed subject property to Jacqueline Byers, with Cornelia T. Byers reserving a life estate. See also quitclaim Deed in Book 10258, Page 900, as corrected by Quitclaim Deed in Book 10889, Page 78, in which subject property was conveyed to Cornelia T. Byers for and during her life, and at her death, the remainder to Jacquelyn Byers and William N. Byers. The said Jacquelyn Byers having further conveyed her interest in subject property to Cornelia T. Byers, as to a life estate and William N. Byers by Quitclaim Deed recorded in Book 11290, Page 891, as re-recorded in Book 11350, Page 658, in the Register's Office of Davidson County, Tennessee.

The said Cornelia T. Byers having since died on November 9, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1430 Greenwood Ave., Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of April, 2017.

William N. Byers by Bobby L. Washington
Attorney in Fact

William N. Byers, by Bobby L. Washington, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bobby L. Washington, with whom I am personally acquainted and who proved himself to be the Attorney in Fact of William N. Byers, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 19th day of April, 2017.

Brenda Huntsman

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

BRENDA HUNTSMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY