NEW OWNER:

Joseph A. Byram
Michal B. Byram
3135 Earhart Road
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0287 KP

Return To:

BILL GARRETT, Davidson County
Trans:T20170060869 DEEDWARR
Recvd: 07/17/17 13:05 3 pgs
Fees:17.00 Taxes:0.00
20170717-0071663

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

098-00-0-127.00

BK/PG: 1769/186-188
17615606

3 PGS:AL-DEED	
MISTY BATCH: 372560	
07/03/2017 - 09:45 AM	
VALUE	305000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1128.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1146.50

STATE OF TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty-Two Thousand Five Hundred and 00/100 Dollars** ($322,500.00) cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT L. DAVIDSON ET UX CHERYL L. DAVIDSON**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOSEPH A. BYRAM AND WIFE MICHAL B. BYRAM** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Wilson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County. Tennessee and Wilson County, Tennessee being described as follows:

A Tract of land in the 4th Civil District of Davidson County, Tennessee, being known as Tract No. 10 on the map showing the subdivision of a part of the Jacobs Farm and described according to a copy of a survey thereof made July 29, 1959, by Robert H. Meade, Engineer, as follows:

Beginning at a point in the Northerly margin of Earhart Pike at the common corner of Lots Nos. 3 and 4, being the Southeasterly corner of the land that was conveyed to Edward Bearce and wife, by deed of record in Book 2804, page 292, Register's Office for said County; thence along Bearce's line and along the line of Lots Nos. 7 and 8 and 9 of said Subdivision, North 17 degrees 20' East 475.9 feet to a point; North 1 degrees 30' East 528.8 feet to the South line of the property of

Thomas E. McMurtry; thence with McMurtry's South line and the South line of the G. C. Thompson property, South 89 degrees 15' East 557.4 feet; South 88 degrees 16' East 559.8 feet to a post; South 85 degrees 39' East 542.2 feet to a post in a fence line being in the West line of the Will Hamblin property; thence along said fence along Hamblin's West line, South 1 degrees 11' West 896.4 feet more or less to the corner of Tract Nos. 10 and 11; thence with the line between said tracts North 87 degrees 54' West 1659 feet more or less to a point; South 64 degrees 08' West 141.6 feet to the margin of Earhart Pike; thence with the margin of the same, Westerly around a slight curve, 22 feet to the point of beginning, containing 34.9 acres more or less.

Included in said description but excluded from this conveyance are two tracts of land conveyed by Pattie Harrison and husband, Charles M. Harrison of record in Book 3887, page 680, and Book 3934, page 835, said Register's Office, to which reference is herein made. This instrument is being re -recorded for the sole purposes of adding these references, which were inadvertently omitted from the original instrument.

Being the same property conveyed to Robert L. Davidson et ux Cheryl L. Davidson by Warranty Deed from Betty Lee Huber, a single person of record in Book 6865, page 601, Register's Office for Davidson County, Tennessee, dated May 14, 1986 and recorded on May 22, 1986 and of recorded in Book 398, Page 964, Register's Office for Wilson County, Tennessee, dated May 14, 1986 and recorded on June 4, 1986. (Value or consideration shown in aforementioned deed $65,000.00.)

Being also known as 3135 Earhart Road Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 23 day of **June, 2017**.

Robert L Davidson

ROBERT L. DAVIDSON

Cheryl L. Davidson

CHERYL L. DAVIDSON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ROBERT L. DAVIDSON AND CHERYL L. DAVIDSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of June, 2017.

SILVIA GRAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-20-20

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The actual consideration or value, whichever is greater, for this transfer is $ 305,000.00

AFFIANT

Sworn to and subscribed to before me this 23rd day of ~~June, 2017~~

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC

My commission expires: _____