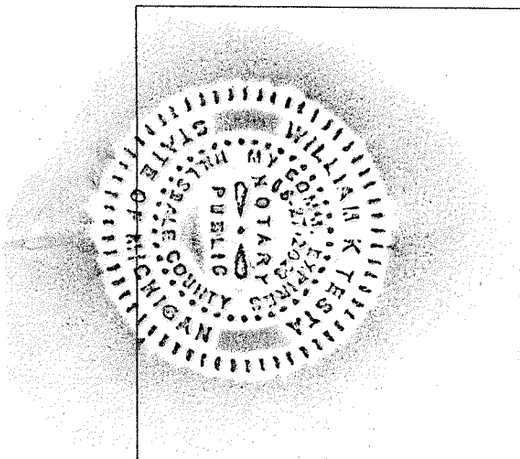
Davidson County	DEEDWARR
Recvd: 07/19/17 08:40	3 pgs
Fees:18.00 Taxes:3330.00	
20170719-0072553	



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $900,000.00

Marcy Rose
Affiant

Subscribed and sworn to before me, this 13th day of July, 2017.

William K Testa
Notary Public

My commission expires:
6-27-2023

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joel David Byerley **Kristy Lee Byerley**	**New Owner**	**14511003100**
5185 Granny White Pike	**Same**	
Nashville, TN 37220		

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 ACKNOWLEDGE, WE,

Marcy Rose, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joel David Byerley and Kristy Lee Byerley, 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, being Lot No. 1 on the Plan of Tanglewood Estates, of record in Book 4175, page 81, amended in Book 4428, page 663, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Dean, etux, Cathy Dean, by Warranty Deed from Clara Neil Loiseau, an unmarried person, dated September 13, 1995, of record in Book 9797, page 644, Register's Office for Davidson County, Tennessee. William H. Dean conveyed his interest to Catherine E. Dean, by Quitclaim Deed dated July 2, 1997, of record in Book 10684, page 216, Register's Office for Davidson County, Tennessee. Catherine E. Dean nka Catherine E. Bergholtz, a married woman, conveyed her interest to Catherine E. Bergholtz, a married woman and Marcy Rose, an unmarried woman as Tenants in Common with Rights of Survivorship, by Quitclaim Deed dated August 9, 2012, of record in Instrument No. 20120814-0072483, Register's Office for Davidson County, Tennessee. Catherine E. Bergholtz, a married woman, conveyed her interest to Marcy Rose, an unmarried woman, by Quitclaim Deed dated December 11, 2012, of record in Instrument No. 20121218-0116560, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 4175, page 81, amended in Book 4428, page 663, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 5185 Granny White Pike, Nashville, TN 37220.

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 do 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 in 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 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/our hand(s) this 13th day of July, 2017.

Marcy Rose

Marcy Rose

STATE OF MI

COUNTY OF Hillsdale

Personally appeared before me, a Notary Public of said County and State, Marcy Rose, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2017.

William K Testa

NOTARY PUBLIC

My Commission Expires: 6-27-2023

WILLIAM K TESTA NOTARY PUBLIC HILLSDALE COUNTY STATE OF MICHIGAN COMM. EXPIRES 06-27-2023

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY