RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 012288-38928

WARRANTY DEED

G-ZC-17-2307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/3/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laura E. Bush	New Owner	
(NAME) **2307 Maplecrest Drive**	(NAME)	**084-11-0-241.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOEL G. BYRD, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA E. BUSH, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 30 on the Plan of Subdivision of C.R. Quarles Lands Maplecrest of record in Plat Book 1835, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 30 fronts 80 feet on the Southerly side of Maplecrest Drive, and extends back between lines 150 feet on the Easterly line and 150.1 feet on the Westerly line to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Joel G. Byrd, a single man by Warranty deed from Ke Qin and Rachel Taylor, both unmarried of record in Instrument No. 20161121-0122504 Register's Office for Davidson County, Tennessee, dated November 16, 2016 and recorded on November 21, 2016.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 27 and 28, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1874, Page 452, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4583, Page 229, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville of record in Book 4896, Page 100 and Book 4888, page 575, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2307 Maplecrest Drive, Nashville, Tennessee 37214**.

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; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans: T20170066910 DEEDWARR
Recvd: 08/03/17 11:40 2 pgs
Fees: 13.00 Taxes: 1235.80
20170803-0079240

Witness my/our hand(s) this the 31st DAY OF JULY, 2017.

Joel G. Byrd

STATE OF Alabama

COUNTY OF Jefferson

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

Witness my hand and official seal, this the 31st of July, 2017.

Notary Public
My Commission Expires: 06-02-2020
(SEAL)

JOHN BISCH
My Commission Expires
NOTARY PUBLIC
06-02-2020
SHELBY COUNTY, ALABAMA

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Nashville, TN 37212