Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-KW-17-120

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $164,900.00

Affiant

Subscribed and sworn to before me, this 7th day of September 2017.

Notary Public
My commission expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Bill Garrett Davidson County
Batch# 86 DEEDWARR
09/11/2017 10:44:55 AM 2 pgs
Fees: $13.00 Taxes: $610.13

20170911-0092798

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeremy Daniel Byrd 120 Orchard Drive Old Hickory TN 37138	New Owner	044 11 0 022.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Joyce Deason, an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Jeremy Daniel Byrd, an unmarried man, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 147 of Section "A" on the Plan of E.I. duPont de Nemours and Company's Subdivision, as of record in Book 1424, page 68, Register's Office for said county.

Said Lot No. 147 fronts 65 feet on the westerly side of Orchard Drive and extends back 428.3 feet on the northerly line and 418.9 feet on the southerly line to a dead line, measuring 72.1 feet thereon.

Being the same property conveyed to Joyce Deason by Warranty Deed dated December 21, 2016, from Carla Denise Tokarse, Executrix for the Estate of James H. Dawkins, of record in Instrument No. 20161221-0134493, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of E.I. DuPont de Nemours and Company's Subdivision of record in Plat Book 1424 Page 68, Register's Office for Davidson County, Tennessee.

This property is improved property known as 120 Orchard Drive, Old Hickory, Tennessee 37138

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 7th day of September, 2017.

Joyce Deason

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 Joyce Deason, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 7th day of September, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10223