Bill Garrett Davidson County
Batch# 7536 DEEDWARR
10/03/2017 12:11:30 PM 4 pgs
Fees: $23.00 Taxes: $6,660.00
20171003-0101247

33885

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33885-08-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00. Ashley M Osborne Affiant Subscribed and sworn to before me this 27th day of September, 2017. Notary Public My Commission Expires: 10-7-2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Victor E. Giovanetti Katherine E. Giovanetti 827 Tyne Blvd Nashville, TN 37220	**Send Tax Bills To:** Pinnacle Bank 150 3rd Ave. S. Suite 900 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 146 02 0 024 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary T. Byrd and Suzanne S. Byrd, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Victor E. Giovanetti and wife, Katherine E. Giovanetti** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 827 Tyne Blvd, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of September, 2017.

Gary T. Byrd

Suzanne S. Byrd

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary T. Byrd and Suzanne S. Byrd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2017.

Notary Public

My Commission Expires: 06/19/2021

Notary Public State of Florida
Chris Esposito
My Commission GG 085538
Expires 06/19/2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 3 on the Plan of Treemont, as of record in Plat Book 6250, pages 895 thru 897, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Gary T. Byrd and Suzanne S. Byrd, husband and wife, by deed dated June 15, 2015 from Don Mark Wright and Kathy Wright, husband and wife, of record in Instrument No. 20150616-0057433, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 146 02 0 024 00.
2. Declaration of Covenants, Conditions, By-Laws and Restrictions for Treemont, of record in Book 6833, page 594, Book 6833, page 601, Book 8259, page 498, Register's Office for Davidson County, Tennessee.
3. By-Laws of Treemont, of record in Book 6833, page 620, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of Treemont of record in Plat Book 6250, pages 895 thru 897, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 1066, page 274, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

