Bill Garrett Davidson County
Batch# 19841 DEEDWARR
10/31/2017 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20171031-0111668

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $590,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 10/14/19
(AFFIX SEAL)

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Heather E. Byrd 705 Brindley Dr. Nashville, TN 37220	New owner	146-03-0009.00

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, I/we, Stephen L. Caraway and wife, Mary E. Caraway, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Heather E. Byrd, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Creighton Meadows Addition, of record in Plat Book 3300, Page 90, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 202.13 feet on the southerly margin of Brindley Drive and extends back 226.93 feet on the westerly line and 246.81 feet on the easterly line to a dead line in the rear, measuring 166.99 feet thereon.

Being the same property conveyed to Stephen L. Caraway and spouse, Mary E. Caraway by Warranty Deed from Charles C. Whitehead and spouse, Emma Jean Whitehead, of record in Book 8822, Page 283, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 705 Brindley Dr., Nashville, Tennessee 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 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 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 31st day of October, 2017.

Stephen L. Caraway

Mary E. Caraway

STATE OF TENNESSEE

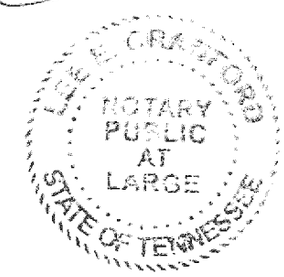
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Stephen L. Caraway and Mary E. Caraway with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of October, 2017.

Notary Public

My Commission Expires: 1/6/2020



True Copy Certification

I, Elizabeth Preston, 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 Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020