Bill Garrett Davidson County
Batch# 21118 **DEEDWARR**
11/02/2017 10:04:05 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20171102-0112431

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 1ST DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/[illegible]/2018

(AFFIX SEAL) RACHELL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Faulkner Contracting, LLC.	Faulkner Contracting, LLC. (NAME)	06012000600
2927 Dickerson Pike (ADDRESS)	2927 Dickerson Pike (ADDRESS)	
Nashvillel,TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lisa Elaine Byrum, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Faulkner Contracting, LLC., hereinafter called the Grantees, their heirs 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. 1, 2 AND 3 AND THE SOUTHERLY 75 FEET OF LOT NOS. 45 AND 46 OF BLOCK A, HIGHLAND PARK SUBDIVISION OF RECORD IN PLAT BOOK 974, PAGE 33, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS

SAID LOT NOS. 1, 2 AND 3 AND THAT PART OF LOT NOS. 45 AND 46 FRONT TOGETHER 75 FEET, 6 INCHES ON THE EASTERLY SIDE OF DICKERSON ROAD AND RUN BACK 228 FEET, 2 INCHES ON THE NORTHERLY LINE AND 237 FEET ON THE SOUTHERLY LINE WITH THE NORTHERLY MARGIN OF SUNSET DRIVE TO A DEAD LINE MEASURING 75 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CLAUDE BYRUM AND WIFE, LISA BYRUM BY WARRANTY DEED FROM THE JOHN E. BUCK TENNESSEE EXEMPTION TRUST, L. MARIE BUCK, TRUSTEE, OF RECORD IN INSTRUMENT NO. 20090123-0005981; AND FURTHER BEING A PORTION OF THE SAME PROPERTY CONVEYED TO LISA ELAINE BYRUM BY QUITCLAIM DEED FROM CLAUDE ALLEN BYRUM, OF RECORD IN INSTRUMENT NO. 20131126-0121301, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TEN

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2927 Dickerson Pike, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 1st day of November, 2017.

*

WARRANTY DEED
(Continued)

Lisa Elaine Byrum

Lisa Elaine Byrum

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Elaine Byrum, an unmarried woman, the herein 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, this the 1st day of November, 2017.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL [illegible]NISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072