# WARRANTY DEED

Bill Garrett Davidson County
Batch# 60306 DEEDWARR
02/20/2018 11:52:27 AM 2 pgs
Fees: $13.00 Taxes: $133.20
20180220-0015910

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $36,000.00.

Affiant

Subscribed and sworn to before me on February 16, 2018.

NOTARY PUBLIC
My Commission Expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Matthew J. Tremblay<br>112 Grapevine Court,<br>Hendersonville, TN 37075 | New Owner | 020-00-0-067.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SCOTT H. BYRD AND WIFE, APRIL N. BYRD**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **MATTHEW J. TREMBLAY, A MARRIED MAN,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Lot No. 13, as shown on the map entitled Section Three, Jacobs Valley, of record in Instrument No. 20021010-0124310, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to SCOTT H. BYRD AND WIFE, APRIL N. BYRD, by deed from DALE PYRON, MARRIED, of record in Instrument No. 20150429-0038374, dated April 24, 2015, said Register's Office.**

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Unimproved property known as 1128 Jacobs Court, Joelton, TN 37080.

**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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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** our hands on February 16, 2018.

**Grantor:**

**Scott H. Byrd**

**Grantor:**

**April N. Byrd**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **SCOTT H. BYRD AND APRIL N. 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 they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2018.

Notary Public
My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY