This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Bill Garrett Davidson County
Batch# 75391 DEEDWARR
04/02/2018 12:39:12 PM 2 pgs
Fees: $13.00 Taxes: $900.95

20180402-0030327

ADDRESS NEW OWNER:
Sarah Faith Byrd
405 Eastboro Drive
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
U.S. Bank National Association
4801 Frederica Street
Owensboro, KY 42301

MAP	**91**
GROUP	**13**
PARCEL	**258.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Evelyn S. Wilkerson** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Sarah Faith Byrd and Thomas Jefferson Byrd, III**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A 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. 54 on the Plan of E.T. Brown's Subdivision of an 18 acre tract on the Charlotte Pike, as of record in Book 332, page 116, Register's Office for said County.

Said Lot No. 54 fronts 50 feet on the westerly side of Gowan Avenue and runs back between parallel lines 190 feet, more or less, to an alley.

Being the same property conveyed to Evelyn S. Wilkerson by deed from Mary Lou Parkhurst dated April 12, 2001, of record in Instrument no. 20010412-0036066, Register's Office for Davidson County, Tennessee.

This is improved property known as 405 Eastboro Drive, Nashville, Tennessee 37209. Possession is to be given on March 29, 2018.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS our hands this the 29th day of March, 2018.

Evelyn S. Wilkerson

Evelyn S. Wilkerson

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Evelyn S. Wilkerson**, the bargainor, 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 office this 29th day of March, 2018.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ DAVIDSON)

The actual value or consideration, whichever is greater, ~~for this~~ transfer is $243,500.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of March, 2018.

NOTARY PUBLIC

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: March 3, 2020