(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JANUARY 30, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Whitney L. Byrd and Lynda Lee Davenport	New Owner	117 11 0D 024.00
(NAME)	(NAME)	
2048 Graybar Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Five Thousand And No/100 Dollars ($255,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Danielle L. Throneberry, now known as D'Nelle Throneberry Dowis, a married woman,**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Whitney L. Byrd, a single woman, and Lynda Lee Davenport, a single woman, as joint tenants with rights of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 2048 of Turnberry Square Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Book 6686, Page 166 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Danielle L. Throneberry by Warranty Deed from Peggy Ivie, unmarried dated August 31, 2006 and recorded September 5, 2006 as Instrument No. 200609050109276, in said Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor's spouse.

File Number: GRN-182867SSO

Bill Garrett Davidson County
Batch# 93049 DEEDWARR
05/16/2018 11:18:58 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180516-0046717

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2048 Graybar Ln, Nashville, TN 37215

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, has 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 our hands this 9 day of May, 2018

Danielle L. Throneberry, n/k/a D'Nelle Throneberry Dowis, by Hillary Monroe Smith as attorney in fact

Danielle L. Throneberry, n/k/a D'Nelle Throneberry Dowis, by Hillary Monroe Smith as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Danielle L. Throneberry, now known as D'Nelle Throneberry Dowis, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Danielle L. Throneberry, now known as D'Nelle Throneberry Dowis, for the purposes therein contained.

Witness my hand and official seal, this the 9th of May, 2018.

Anne Marie Angel
Notary Public

My Commission Expires: 3/8/2021

(SEAL)

Anne Marie Angel
State of Tennessee Notary Public
Davidson County

File Number: GRN-182867SSO