# WARRANTY DEED

Bill Garrett Davidson County
Batch# 122385 **DEEDWARR**
07/30/2018 03:13:09 PM 2 pgs
Fees: $13.00 Taxes: $499.50

20180730-0074227

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-16-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON $135,000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$140,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2018.

Notary Public

My COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Helen Diane Byne | NEW OWNER | 133-11-0A-081.00-CO |
| (NAME) | (NAME) | |
| 500 Paragon Mills Rd., Apartment M-2 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Kelly Ann Dryden Caleb Josiah Betton, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Helen Diane Byne, single woman, 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:

BEING Unit M-2 of Canterbury Hall Condominiums, a condominium or Horizontal Property Regime established by Master Deed of record in Book 5440, page 255, amended in Book 5441, page 819, said Register's Office, and shown on a Plan of record in Book 5200, page 159, said Register's Office, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Kelly Ann Dryden and Caleb Josiah Betton, wife and husband by Warranty deed from Ramior Deleon and wife, Eusebia Josefin Becerra Deleon of record in Instrument No. 20170918-0094805 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 500 Paragon Mills Rd., Apartment M-2, Nashville, TN 37211
(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 our hands this 27th day of July, 2018.

Kelly Ann Dryden

Caleb Josiah Betton

STATE OF TENNESSEE

COUNTY OF

On this 27th day of July, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kelly Ann Dryden and Caleb Josiah Betton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5-27-19

Notary Public

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-27-2019

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-RUDY-18-540-M2

File No.: 10764
TN Warranty Deed