This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18323

Bill Garrett Davidson County
Batch# 127437 DEEDWARR
08/10/2018 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20180810-0079070

**Send Tax Bills To:**
GUARANTY TRUST COMPANY
910 ROBERT ROSE DRIVE
MURFREESBORO, TN 37129

**New Owner is:**
Andrew Oakley
3236P Priest Woods Drive
Nashville, TN 37214

MAP: 108-16-0
PARCEL: 036.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Joseph Anthony Byram and wife, Michal Brooke Byram**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Andrew Oakley, an unmarried man, and Nicole Dool, an unmarried woman, tenants in common with right of survivorship**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 3236 Priest Woods Drive, Nashville, TN 37214

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 41, Final Subdivision Plat, Section Two, Lakeview Hills, as of record in Book 5800, Page 137, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Joseph Anthony Byram and wife, Michal Brooke Byram, by Quitclaim Deed from Brooke Byram a/k/a Michal Brooke Byram, dated 5/23/17 and recorded 6/8/17 in Instrument No. 20170608-0057454; and being the same property previously conveyed to Brooke Byram, also known as Michal Brooke Byram, by Quitclaim Deed from Tony Byram, dated 5/16/07 and recorded 5/25/07 in Instrument No. 20070525-0062665; and being the same property previously conveyed to Tony Byram and wife, Brooke Byram, as tenants by the entirety, by Warranty Deed from D & S Investments, dated 2/24/89 and recorded 2/28/89 in Book 7781, Page 680, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 8th day of August, 2018.

GRANTOR:

**Joseph Anthony Byram**

**Michal Brooke Byram**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Joseph Anthony Byram and Michal Brooke Byram**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 8th day of August, 2018.

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 202

Notary Public

My Commission Expires: _____

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

**SWORN TO** and subscribed before me this 8th day of August, 2018.

NOTARY PUBLIC

CARLA JOHNSON
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

My commission expires: 10.20.19

# True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019