Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130

M18-0256

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

JILL RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

Bill Garrett Davidson County
Batch# 134855 DEEDWARR
08/29/2018 10:04:43 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20180829-0085594

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 13, 2018.

Notary Public
Commission Expires: 10-11-21

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Francis Bye and Marna Jean Ozmun Bye 1808 Stonewater Drive Hermitage, TN 37076	William Francis Bye and Marna Jean Ozmun Bye 1808 Stonewater Drive Hermitage, TN 37076	097-02-0A-555.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas David Neilson, an unmarried man and Patricia A. Brinkley, an unmarried woman, as tenants in common with rights of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Francis Bye, and Marna Jean Ozmun Bye, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 555 on the Final Plat, Villages of Riverwood, Section One, Phase 6B, of record in Instrument No. 20151023-0107918, Register's Office for Davidson County, Tennessee, to which plan and certificate reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Thomas David Neilson, an unmarried man and Patricia A. Brinkley, an unmarried woman, as tenants in common with right of survivorship, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 4/7/16 and recorded 4/11/16 in Instrument No. 20160411-0034336, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1808 Stonewater Drive, Hermitage, TN 37076.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the August 13, 2018.

Thomas David Neilson

Patricia A. Brinkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas David Neilson and Patricia A. Brinkley** 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 this August 13, 2018.

Notary Public
My Commission Expires: 12/1/2020

ANGIE VALENTINI-SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Notary Seal)