# WARRANTY DEED

Karen Johnson Davidson County
Batch# 199747 **DEEDWARR**
02/27/2019 10:12:40 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20190227-0017718

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2019

Notary Public

MY COMMISSION EXPIRES: 4/13/22

(AFFIX SEAL) NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S).: |
|---|---|---|
| Jay E. Rathbun and Rochelle Rathbun | Same as | 137040B06200 |
| (NAME) | (NAME) | |
| 2205 Arbor Pointe Way | New Owner | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20190034 |

For and 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, Jerry K. Byrd, unmarrierd and Stephanie A. Byrd, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jay E. Rathbun and Rochelle Rathbun, husband and wife**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 62 on the Plan of Final Plat of Arbor Crest Subdivision of record in Instrument No. 20071129-0138522, in the Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Jerry K. Byrd and Stephanie A. Byrd, husband and wife, by Warranty Deed from The Jones Company of Tennessee, LLC dated August 25, 2016 and filed of record in Instrument No. 20160826-0089329, Register's Office for Davidson County, Tennessee.Jerry K. Byrd and Stephanie A. Byrd are now divorced. Pursuant to Final Decree Stephanie A. Byrd is now known as Stephanie A. Beyer.

Stephanie A. Byrd and Stephanie A. Beyer being one and the same person.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Instrument No. 20081201-0116546, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also made subject to the following:

Sewer easement appearing of record in Book 7542, page 445, said Register's Office.
Stormwater detention easement appearing of record in Book 6840, page 625 and in Instrument No. 20050321-0030718, Register's Office for said County.
Easement appearing of record in Book 6950, page 666, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 2205 Arbor Pointe Way, Hermitage, TN 37076
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 25th day of February, 2019

Jerry K. Byrd

Stephanie A. ~~Boyer~~ Byrd

STATE OF TENNESSEE )
COUNTY OF SUMNER )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jerry K. Byrd and Stephanie A. ~~Boyer,~~ * Byrd the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th of February, 2019.

Notary Public
My Commission Expires: 3/23/21

