WARRANTY DEED

Karen Johnson Davidson County
Batch# 251093 DEEDWARR
07/01/2019 02:42:30 PM 4 pgs
Fees: $23.00 Taxes: $999.00
20190701-0063898

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

O-FSBO-19-4845

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marissa Buford Byard and Phillip Byard	Same	
(NAME)	(NAME)	
4845 Jonquil Drive	Same	**133-16-36.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBARA K. CORLEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARISSA BUFORD BYARD AND PHILLIP BYARD, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Highview Acres, Section Two, of record in Book 2854, Page 98, Register's Office for said County.

Said Lot No. 104 fronts 111.0 feet on the westerly margin of Jonquil Drive and extends back 198.0 feet on the northerly line and 185.7 feet on the southerly line to a dead line in the rear, measuring 84.1 feet thereon.

Being the same property conveyed to Barbara K. Corley by Warranty Deed from Luke Hamilton, married, and Mary Hamilton, unmarried, recorded April 26, 2005 in Instrument No. 20050426-0046577, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- 2019 taxes and thereafter are not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 98, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **4845 Jonquil Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 27th DAY OF JUNE, 2019.

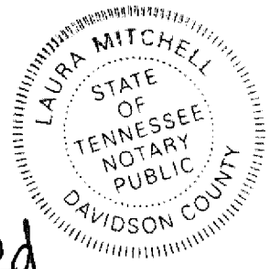
Barbara K. Corley by Gena A. McClure, Attorney-in-Fact
Barbara K. Corley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,GENA MCCCLURE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARISSA BUFORD BYARD AND PHILLIP BYARD, and who acknowledged he/she/they executed the same as the free act and deed of the said MARISSA BUFORD BYARD AND PHILLIP BYARD.

Witness my hand and official seal, this the 28th of June, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

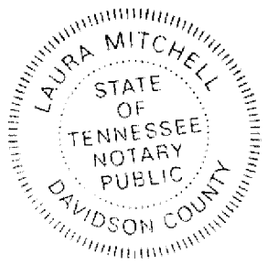
see attached

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,GENA MCCCLURE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BARBARA K. CORLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said BARBARA K. CORLEY.

Witness my hand and official seal, this the 28th of June, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Quin Evans Segall, 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.

Quin Evans Segall

Signature

State of Tennessee

County of Williamson

Personally appeared before me, HeatherRHunter, a notary public for this county and state, Quin Segall, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather R Hunter

Notary's Signature

HEATHER R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: July 24, 2022

Notary's Seal (If on Paper)