RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912274

Karen Johnson Davidson County
Batch# 271039 DEEDWARR
08/14/2019 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20190814-0080898

**WARRANTY DEED**

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2019.

NOTARY PUBLIC

My commission expires: 4/3/20

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Samuel M. Elmore<br>1528 Rachaels Ridge<br>Hermitage, TN 37076 | New owner | 086-04-0-C-036.00 CO |

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Five Thousand and 00/100 Dollars ($325,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JEREMY D. BYRD, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SAMUEL M. ELMORE, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 24 on the Plan of Jackson's Grove, Phase Three, as shown by plat of record in Plat Book 9700, page 988, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeremy D. Byrd, unmarried, by Quitclaim Deed from Jeremy D. Byrd, unmarried and Clara C. Wilson, unmarried, dated 7/5/2006, recorded 1/10/2007, of record in Instrument No. 20070110-0004079, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Jeremy D. Byrd, unmarried and Clara C. Wilson, unmarried, by Warranty Deed from Rocky M. Boiman, unmarried, dated 4/28/2006, recorded 5/3/2006, of record in Instrument No. 20060503-0051464, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1528 Rachaels Ridge, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of August, 2019.

**JEREMY D. BYRD**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jeremy D. Byrd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8th day of August, 2019.

Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 11/3/2020

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

**Melissa Turecki**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

**Chasity Petty**

My Commission Expires:
9/20/2021



SEAL