WARRANTY DEED

Karen Johnson Davidson County
Batch# 275022 DEEDWARR
08/22/2019 09:27:05 AM 3 pgs
Fees: $18.00 Taxes: $4,144.00
20190822-0084363

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,120,000.00.

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2019.

Kayla R Johnson
Notary Public

MY COMMISSION EXPIRES: 11/21/22
(AFFIX SEAL)

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hy Fitzgerald Byrd and Morgan Marie Byrd 2250 Castleman Drive Nashville, TN 37215	Hy + Morgan Byrd 4215 Harding Pike Unit 408 Nashville, TN 37205	131-01-0V-002.00-C

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ian Kyle Wailes and Margaret E. Wailes, Trustees of The Wailes Living Trust under agreement dated April 9, 2018,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Hy Fitzgerald Byrd and Morgan Marie Byrd, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 2248 Castleman Cottages, a Horizontal Property Regime with private elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20140827-0078359, in the Registers' Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ian Kyle Wailes and Margaret E. Wailes, husband and wife, by Warranty Deed from JNBW Properties, LLC, a Tennessee limited liability company, dated 03/11/2016 and recorded 03/16/2016, of record in Instrument No. 20160316-0024958, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ian Kyle Wailes and Margaret E. Wailes, as Trustees of The Wailes Living Trust under agreement dated 04/09/2018 by Quitclaim Deed from Ian Kyle Wailes and Margaret E.

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

Wailes, husband and wife, dated 05/15/21018 and recorded 05/21/2018 of record in Instrument No. 20180521-0048507, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2250 Castleman Drive, Nashville, TN 37215

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 do 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 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 21st day of August, 2019.

The Wailes Living Trust under agreement
dated April 9, 2018

By: _____
Ian Kyle Wailes, Trustee

By: _____
Margaret E. Wailes, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ian Kyle Wailes, Trustee of The Wailes Living Trust under agreement dated April 9, 2018, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 20th of August, 2019.

_____
Notary Public

My Commission Expires: 9/7/2021

SARAH MORGENSTERN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-7-2021

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Margaret E. Wailes, Trustee of The Wailes Living Trust under agreement dated April 9, 2018, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 20th of August, 2019.

Notary Public

My Commission Expires: 9/7/2021

(SEAL)

SARAH MORGENSTERN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-7-2021