G#32276-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 296153 DEEDWARR
10/04/2019 11:21:27 AM 2 pgs
Fees: $13.00 Taxes: $950.90

20191004-0101832

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 6, 2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$257,000.00.**

Affiant

Subscribed and sworn to ~~before~~ me, this the 30th day of August, 2019.

Notary Public

My commission expires: 7-6-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Elias Balogun		**025 12 0 071 00**
102 Roanoke Drive	← Same	
Goodlettsville, TN 37072		

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

Frank Byers and Claudia Byers f/n/a Claudia Whitehorn, husband and wife, collectively as to an undivided 67% interest (the "F&C Interest"), as joint tenants with right of survivorship (as to said 67% interest), and Kathy Byers, a married woman, as to an undivided 33% interest (the "Individual Interest"), the said F&C Interest and Individual Interest, as they relate to each other, being held as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elias Balogun, a single man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 13 on the Plan of Section Two, Ranchwood Estates, of record in Book 3600, Page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Frank Byers, an unmarried man, Claudia Whitehorn, an unmarried woman, collectively as to an undivided 67% interest (the F&C Interest), as joint tenants with right of survivorship (as to said 67% interest), and Kathy Byers, a married woman, as to an undivided 33% interest (the "Individual Interest"), the said F&C Interest and Individual Interest, as they relate to each other, being held as joint tenants with right of survivorship, by Warranty Deed dated September 29, 2016, from Sarah Squires and Lesley Squires, joint tenants with the right of survivorship, of record in Instrument No. 20161003-0103785, Register's Office for Davidson County, Tennessee. The said Frank Byers and Claudia Whitehorn having married and Claudia Whitehorn is now known as Claudia Byers.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF KATHY BYERS OR HER SPOUSE.

THIS instrument is being executed on behalf of Kathy Byers, pursuant to a Limited Power of Attorney executed by her on the 15th day of July, 2019, of record in Instrument No. 20191004-0101831 **, Register's Office for Davidson County, Tennessee.**

FRANK BYERS AND FRANK W. BYERS BEING ONE AND THE SAME PERSON. CLAUDIA WHITEHORN AND CLAUDIA BYERS BEING ONE AND THE SAME PERSON.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 3600, Page 67, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 3797, Page 290, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.

This is improved property, known as: **102 Roanoke Drive, Goodlettsville, TN 37072**.

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 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 **30th** day of **August, 2019.**

Frank Byers

Kathy Byers By Frank Byers Atty In Fact

Kathy Byers
By Frank W. Byers, Attorney-In-Fact

Claudia Byers

Claudia Byers F/K/A Claudia Whitehorn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Frank Byers and Claudia Byers F/K/A Claudia Whitehorn,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **August, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Frank W. Byers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Kathy Byers,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Kathy Byers** for the purpose therein contained, by signing the name of **Kathy Byers** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **August, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY