RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013338

WARRANTY DEED

Karen Johnson Davidson County
Batch# 395523 **DEEDWARR**
05/04/2020 03:15:40 PM 2 pgs
Fees: $13.00 Taxes: $1,232.10

20200504-0046459

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2020.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
Emma Franklin and Andrew Franklin 7356 Olmsted Drive Nashville, TN 37221	Same address as new owner	155-08-0-E-043.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Three Thousand and 00/100 Dollars ($333,000.00), 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, **LLOYD C. BYERS AND WIFE, MARY A. BYERS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **EMMA FRANKLIN AND ANDREW FRANKLIN, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, TN, BEING Lot No. 20 on the Plan of Final Plat Re-subdivision Lot 19 and 20 Bellevue Highlands, Phase 2, of record in Instrument No. 20010608-0060660, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Lloyd C. Byers and wife, Mary A. Byers, by Warranty Deed, from The Jones Company of Tennessee, L.L.C., by Deborah P. Buford, Asst. Vice President, dated August 27, 2003, recorded September 4, 2003, of record in Instrument Number 20030904-0128826 in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 7356 Olmsted Drive, Nashville, TN 37221, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-TC-20-7356

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), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 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 covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of May, 2020.

LLOYD C. BYERS

MARY A. BYERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lloyd C. Byers and wife, Mary A. Byers, 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 seal, this the 1st day of May, 2020.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

