Karen Johnson Davidson County
Batch# 688255 DEEDWARR
08/02/2021 10:15:16 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20210802-0103371

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 1,300,000.00

Francie G MacCauley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 11/14/21

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francie G. MacCauley and John MacCauley	New Owner	117-04-0-012
(NAME) 1704 Sweetbriar Avenue	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

KEITH R. DURBIN AND GARY D. BYNUM, A MARRIED COUPLE,

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

FRANCIE G. MACCAULEY AND JOHN MACCAULEY, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the easterly 47 1/2 feet of Lot No. 236 and the westerly 10.0 feet of Lot No. 235 on the Plan of Belmont Land Company's Property called "Belmont Heights" as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Sweetbriar Avenue at a point 257.3 feet west of the westerly margin of Oakland Street or Avenue; thence with the northerly margin of Sweetbriar Avenue westwardly 57 1/2 feet; thence northerly 175.0 feet to an alley; thence with said alley eastwardly 57 1/2 feet to a point 10.0 feet east of the corner of Lots 235 and 236; thence southwardly and parallel with the line between said two lots 175.0 feet to the beginning.

Being the same property conveyed to Keith R. Durbin and Gary D. Bynum, both unmarried, as Joint Tenants with Rights of Survivorship by Deed dated May 31, 2001 from Harry I Martin, III and wife, Anne F. Martin, recorded June 5, 2001, in Instrument Number 20010605-0058339, in the Official Records of Davidson County, Tennessee. The said Keith R. Durbin and Gary D. Bynum now married to each other.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #18235

This *Improved* property is commonly known as: 1704 Sweetbriar Avenue, Nashville, TN 37212

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 30th day of July, 2021

Keith R. Durbin

Gary D. Bynum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of July, 2021, before me personally appeared Keith R. Durbin and Gary D. Bynum, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2021.

Notary Signature
My commission expires: 11/14/21

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LT&E File #18235