WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: 9-16-04

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/05/02 08:50 2pgs
Fees:13.00 Taxes:469.90

20020605-0067847

NOTARY PUBLIC AT LARGE

Return to **THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel N. Larkin	Daniel N. Larkin	Map 128-10
(NAME)	(NAME)	
658 Hicks Road	658 Hicks Road	Parcel 122
Nashville, TN ~~37209~~ 37221	(ADDRESS) 37211 Nashville, TN ~~37209~~	Field Book No
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	9D-57437

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, Catherine A. Tylor, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel N. Larkin, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 191, on the Plan of Stacy Square Subdivision, Section 4, of record in Book 4460, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 191 fronts 85 feet on the southeasterly margin of Hicks Road and extends back 190.2 feet on the northeasterly line and 185.7 feet on the southwesterly line to a dead line in the rear measuring 58.6 feet thereon.

Being the same property conveyed to Frederick R. Tylor and Catherine A. Tylor by deed dated 11/4/86 of record in Book 7031, page 135, Register's Office of Davidson County, Tennessee. Reference is made to Final Decree of Divorce in Case 95D-2023, Circuit Court for Davidson County, Tennessee: Frederick R. Tylor and Catherine A. Tylor divorced but remained vested owners of the above-described property as tenants in common. By Quitclaim Deed of record in Book 11203, page 641, said Register's Office, Frederick R. Tylor, unmarried, conveyed all of his right, title, and interest in subject property to Catherine A. Tylor, unmarried.

Encumbrances: 2002 Taxes constitute a lien against said property, but are not yet due and payable. Map 128-10, Parcel 122, Field Book No. 9D-57437.Tax have been been prorated with Grantee assuming payment thereof. Restrictions of record in Book 4504, page 406, Register's Office of Davidson County, Tennessee. Matters appearing on the Plan of record in Plat Book 4460, page 12, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 658 Hicks Road, Nashville, TN ~~37209~~ 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 31st day of May, 2002.

Catherine A. Tylor
Catherine A. Tylor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Catherine A. Tylor, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 31st day of May, 2002.

Commission expires: 6-16-04

YVETTE LYN MELDRUM
NOTARY PUBLIC AT LARGE

Notary Public