WARRANTY DEED

FILE BOX 19B
05-06-038-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,900.00.

Catherine T. Gillon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of June, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CATHERINE T. GILLON	AMSOUTH BANK	103-04-0
(NAME)	(NAME)	
4403 Utah Avenue	2050 Parkway Office Circle	173.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **CATHERINE L. TYLER AND HUSBAND, BRIAN A. TYLER**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CATHERINE T. GILLON, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), 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 the westerly 40 feet of Lot No. 2 and the easterly 30 feet of Lot No. 3 in Block 13, on the plan of Sylvan Park Subdivision, of record in Book 332, Page 104, 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 CATHERINE L. TYLER AND HUSBAND, BRIAN A. TYLER, by Deed from CATHERINE L. CHILD of record in, Instrument No. 20040308-00297414, said Register's Office. Also see Deeds of Record at Instrument No.'s 20020703-0080475 and 20030211-0018755, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 07/01/05 15:07 2 pgs
Fees:13.00 Taxes:1172.53
20050701-0076304

BEING unimproved ☐
Improved ☒ property known as: 4403 Utah Avenue, Nashville, TN, 37209.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 30th day of June, 2005.

CATHERINE L. TYLER

BRIAN A. TYLER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CATHERINE L. TYLER AND HUSBAND, BRIAN A. TYLER**, the bargainor(s), 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 Brentwood, Tennessee, this 30th day of June, 2005.

My Commission Expires: 03/31/07

Notary Public