Davidson County DEEDWARR
Recvd: 10/31/08 09:05 2 pgs
Fees:13.00 Taxes:344.10
20081031-0108558

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615) 353.0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Carla E. Tyler** **4600 Arapaho Court** **Antioch, TN 37013**	SEND TAX BILLS TO: **New South Federal Savings Bank** **210 Automation Way** **Birmingham, AL 35210**	MAP-PARCEL NUMBERS: **14815010900**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is acknowledged, I

MARGARET SIMS, as Trustee under the 4600 Arapaho Court Land Trust,

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

CARLA E. TYLER, an unmarried woman

HEREINAFTER called the GRANTEE, her 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. 58, on the Plan of Apache Hills, Section Five, Part Two, of record in Plat Book 5050, Page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Margaret Sims, as Trustee under the 4600 Arapaho Court Land Trust, by warranty deed from Kimberly M. Hollis, a single woman, dated 06/11/08 and filed for record in Instrument No. 20081017-0104466, in the Register's Office for Davidson County, Tennessee.

This is improved (x) property known as **4600 Arapaho Court, Antioch, Tennessee 37013.**

unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE, their heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 29th day of October, 2008.

Margaret Sims as trustee
MARGARET SIMS, as TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **MARGARET SIMS, as TRUSTEE of the 4600 Arapaho Court Land Trust**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 29th day of October, 2008.

SUSAN E. BURKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

NOTARY PUBLIC
My Commission Expires: 1-24-09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $93,000.00.

AFFIANT

Sworn to and subscribed to before me this 29th day of October, 2008.

SUSAN E. BURKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

NOTARY PUBLIC
My Commission Expires: 1-24-09