WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of April, 2011 Notary Public MY COMMISSION EXPIRES: 4-3-12 (AFFIX SEAL)

Return To:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne M. Tyler	same	173-09-A-389 CO
(NAME)	(NAME)	
6967 Sunnywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Lawrence R. Weyand III and Judy Weyand**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anne M. Tyler**, 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. 323, a Special Use Parcel, on the Plan of Lenox Village, Phase Five, of record in Instrument No. 20050120-0007424 ad revised and shown as exhibit "B" of Instrument No. 20070103-0001283 and Instrument No. 20070103-00012, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Judy Weyand and husband, Lawrence R. Weyand, III, by Warranty Deed from Regent Homes, LLC a Tennessee Limited Liability Company dated 02/12/07, and recorded in Instrument No. 20070216-0019903, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6967 Sunnywood Drive, Nashville, TN 37211

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, has 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.

BILL GARRETT, Davidson County
Trans:T20110033117 DEEDWARR
Recvd: 06/03/11 09:45 2 pgs
Fees:13.00 Taxes:255.30
20110603-0042517

Witness our hands this **28th** day of **April, 2011**

Judy Weyand

Lawrence R. Weyand III

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned authority, **Lawrence R. Weyand III and Judy Weyand**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **April, 2011**

Notary Public

My commission expires: 5/22/11

HALEY MCKETHAN
Notary Public - State of Florida
My Commission Expires May 28, 2011
Commission # DD 679008
Bonded Through National Notary Assn.