WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2011

Notary Public

MY COMMISSION EXPIRES: March 3, 2014.
(AFFIX SEAL)

Beth Triplett
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Misty Smith	New Owner	04405010900
(NAME)	(NAME)	
346 Rayon Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	,	
(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, Jillian J. Tyler, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Misty Smith, 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. 104 on the Map of Rayon City, Old Hickory, TN as of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. fronts 50 feet on the Southeasternly side of Rayon Drive (formerly Lindvergh Avenue) and runs back between parallel lines 150 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Jillian J. Tyler, by Warranty Deed from Brenda L. Keith a/d/a Bredna Snider, dated February 28, 2007, of record in Instrument No. 20070314-0031012, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jillian J. Tyler by Tara DeSelms as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20100825006582/, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 346 Rayon Drive, Old Hickory, TN 37138

(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.

BILL GARRETT, Davidson County
Trans:T20110052470 DEEDWARR
Recvd: 08/25/11 11:57 2 pgs
Fees:13.00 Taxes:185.00
20110825-0065822

Witness my hand this 23rd day of August, 2011.

Jillian J. Tyler, By: Tara DeSelms, Attorney in Fact
as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8/23/11 before me personally appeared Tara DeSelms, the person who executed the foregoing instrument on behalf of Jillian J. Tyler, and acknowledged that she executed the same as the free act and deed of the said Jillian J. Tyler, through Power of Attorney granted her by the said Jillian J. Tyler.

Witness my hand and official seal at Franklin, Tennessee this 23rd day of August, 2011.

Commission expires: March 3, 2014

Beth Triplett Notary Public

