BILL GARRETT, Davidson County
Trans:T20110078851 DEEDWARR
Recvd: 12/13/11 13:31 2 pgs
Fees:13.00 Taxes:468.05
20111213-0097051

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW11891

Send Tax Bills To:
Same

New Owner is:
Dorothy Herzog
1600 Shelby Avenue
Nashville, TN 37206

MAP: 083-13-0-512.00

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Linda Wylie, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Dorothy Herzog and Dustin R. Bancroft, tenants by the entirety with right of survivorship,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **1600 Shelby Avenue, Nashville, TN 37206**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being westerly 40 feet of Lot Number 12 on the Map of Edgefield Land Company's First Subdivision as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Said Part of said Lot Number 12 fronts 40 feet on the southerly side of Shelby Avenue and runs back between parallel lines, with the easterly margin of 16th Street, 150 feet to an alley.

BEING the same property conveyed to Linda Wylie, unmarried, by Warranty Deed from Sandra Joyce Tingle, married, dated 3/31/00 and recorded 4/7/00 in Instrument Number 20000407-0035153, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of November, 2011.

GRANTOR(S):

LINDA WYLIE

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Linda Wylie**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of November, 2011.

NOTARY PUBLIC
My Commission Expires: _____

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer ~~is~~ **$126,500.00**.

AFFIANT

SWORN TO and subscribed before me this 12th day of ~~November~~ December, 2011.

RENE L. CASTEEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3 2015

NOTARY PUBLIC
My commission expires: 3/3/2015