BILL GARRETT, Davidson County
Trans: T20120035755 DEEDWARR
Recvd: 05/15/12 14:53 2 pgs
Fees: 13.00 Taxes: 148.00
20120515-0042061

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Sara Upchurch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2012.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: May 5, 2015.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW TILGHMAN	SAME	119-14-0-209.00
(NAME)	(NAME)	
425 MCCLELLAN AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, BILLY D. HYATT, UNMARRIED, AND SARA H. UPCHURCH, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW TILGHMAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 36, on the map of Map of Tuggle Heights, of record in Plat Book 1130, page 90, 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 BILLIE BAIN HYATT, UNMARRIED, by deed from EVERETT B. WOODROOF AND WIFE, HAZEL CORBITT WOODROOF, of record in Book 1710, page 267, dated March 15, 1949, said Register's Office. The said Billie Bain Hyatt having since died on or about December 1, 1981, leaving said property to Blanche A. Hyatt, Billy D. Hyatt and Sara H. Upchurch, as his Heirs at Law. No probate of Billie Bain Hyatt being located in Probate Court of Davidson County, Tennessee. The said Blanche A. Hyatt having since died on or about October 2, 2006. The Will of Blanche A. Hyatt of record as Volume No. 06P-1865 in Probate Court of Davidson County, Tennessee, devised subject property to Billy D. Hyatt and Sara H. Upchurch. Further reference is made to Deeds in Book 6154, page 78 and Book 6154, page 80, said Register's Office.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 2928 WINGATE AVENUE, NASHVILLE, TN 37211
(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.

Witness our hands this 14th day of May, 2012.

Billy D Hyatt
BILLY D. HYATT

Sara H Upchurch
SARA H. UPCHURCH

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 Billy D. Hyatt and Sara H. Upchurch, the bargainors, 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 Nashville, Tennessee this 14th day of May, 2012.

My commission expires: **MAY 5, 2015**

Lee A. Cohen
Notary Public

