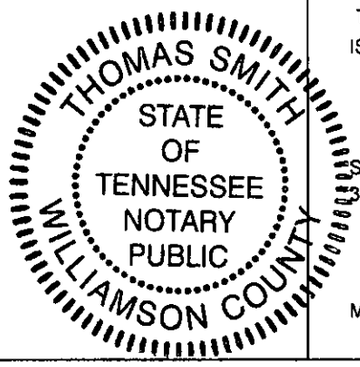
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2013

Notary Public:

MY COMMISSION EXPIRES: 12-03-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jenarus Hyler	Avenue Bank	Parcel ID:
3601 Hydes Ferry Rd.	3823 Cleghorn Ave.	06916005600
Nashville, TN 37218	Nashville, TN 37215	

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, we

Angela R. Davis, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jenarus Hyler , an unmarried man
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:

Being Lot No. 2 on the Map of J.J. Holzapfels 10 acre tract at Bordeaux, described according to a survey by Watkins & Murray, dated March 2, 1949; further described according to a survey by John Kohl, Surveyor, dated February 1, 1979, as follows:

Said Lot No. 2 fronts 56.15 feet on the southwesterly margin of Old Hydes Ferry Road; thence southwest 180 feet to a point; thence southeast 76.15 feet to a point; thence northeast 160 feet to the beginning of a curve; thence, around a curve, 31.42 feet to the southwest margin of Old Hydes Ferry Road which is the point of beginning.

BEING the same property conveyed to Angela R. Davis by deed from Regions Bank, of record in Instrument 20110610-0044612, dated June 6, 2011, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3601 Hydes Ferry Rd., Nashville, TN 37218

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 my hand this 3rd day of May, 2013.

Angela R. Davis

BILL GARRETT, Davidson County
Trans:T20130042986 DEEDWARR
Recvd: 05/22/13 15:24 2 pgs
Fees:13.00 Taxes:290.45

20130522-0051961

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 Angela R. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of May, 2013.

My Commission Expires: 8/23/16

Notary Public

