BILL GARRETT, Davidson County
Trans:T20130066374 DEEDWARR
Recvd: 08/02/13 13:00 2 pgs
Fees:13.00 Taxes:1110.00
20130802-0080974

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
1720 West End Avenue, Ste. 300
Nashville, Tennessee 37203

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Anne Marie Danko 5638 Kendall Drive Nashville, TN 37209	Same as New Owner	103-06-0-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MICHAEL H. TYLER AND SPOUSE, TANYA G. RIVERA-TYLER ("Grantor" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto ANNE MARIE DANKO, an unmarried woman ("Grantee" herein), her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Resubdivision of Lot No. 10, Brookside Courts, Addition No. 2 of record in Book 5190, page 7 Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property MICHAEL H. TYLER AND SPOUSE, TANYA G. RIVERA-TYLER, by deed from WILLIAM LLOYD DUDLEY, MARRIED, of record as Instrument No. 20050610-0066539, dated June 7, 2005, said Register's Office.

This is improved property known as: 5638 Kendall Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its heirs, successors, and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. Taxes for 2013: A lien, but not yet due and payable.

2. Matters shown on the Plan of record as Plat Book 5190, page 7, said Register's Office.

3. That certain Deed of Easement of record in Book 5208, page 338, said Register's Office.

4. That certain Grant of Appurtenant Easements for Joint Driveway of record as Instrument No. 20050525-0059172, said Register's Office

5. All subdivision restrictions, building lines, and easements of record.

GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand as of this 29th day of July, 2013.

MICHAEL H. TYLER

TANYA G. RIVERA-TYLER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared MICHAEL H. TYLER AND SPOUSE, TANYA G. RIVERA-TYLER (the within-named bargainors), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of July, 2013.

PAUL L. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/20/14

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $300,000.00

Affiant

Sworn to and subscribed before me this 29th day of July, 2013.

PAUL L. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/20/14