WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130096754 DEEDWARR
Recvd: 11/13/13 12:54 2 pgs
Fees:13.00 Taxes:471.75
20131113-0117323

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie N. Day	Magna Bank	135120E26200CO
(NAME)	(NAME)	
2726 Nashboro Blvd.	6525 Quail Hollow Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Memphis, TN 38120	
(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, I, **Mary Ann Pyle, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie N. Day, an unmarried woman**, 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 Unit 262, Nashboro Village at Fairway Pointe, Tract 21, Phase Two, as shown on plat of record in Plat Book 4660, Page 159 and as shown on amended in Instrument No. 20031118-0168332, 20050222-0018813 and 20050222-0018814, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Mary Ann Pyle, unmarried by Special Warranty Deed from Marquis Homes, LLC, dated October 18, 2007, filed of record on October 24, 2007, in Instrument No. 20071024-0125895, in the aforesaid Register's Office.

This conveyance is made subject to Subdivision restrictions, building lines and easements of record in Plat Book 4660, Page 159, in the Register's Office of Davidson County, Tennessee.

Covenants, conditions, restrictions, and easements of record in Book 4827, Page 14; Book 5469, Page 840; Book 7751, Page 907; Book 11703, Page 520 and Instrument No. 20000316-0027171, 20010322-0027768, 20050222-0018813, 20050222-0018814 and 20031118-0168332, in the aforesaid Register's Office.

Charter for HOA of record in Book 11703, Page 518, in the aforesaid Register's Office.

Easement to NES of record in Book 11594, Page 298; Book 4821, Page 109; Book 4815, Page 425 and Book 4650, Page 159, in the aforesaid Register's Office.

Easement for Sewer of record in Book 7225, Page 239; Book 8870, Page 887 and Book 8870, Page 932, in the aforesaid Register's Office and the 2013 County Taxes.

unimproved ☐

This is improved ☒ property, known as 2726 Nashboro Blvd., Nashville, TN 37217

(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 my hand this 1st day of November, 2013.

Mary Ann Pyle

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Mary Ann Pyle, the within named bargainor, 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 foregoing instrument for the purposes therein contained as his/her/their free act and will.

Witness my hand and official seal at Murfreesboro, Tennessee this 1st day of November, 2013.

Commission expires:
5/17/2014

Notary Public

NOTARY L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY