Davidson County	DEEDWARR
Recvd: 09/26/14 15:50	3 pgs
Fees:18.00 Taxes:510.23	
20140926-0089045	

WARRANTY DEED

TINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
CITY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$137,900.00**

Affiant

Subscribed and sworn to before me this 24th day of September, 2014

Notary Public
My Commission expires: 5/5/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andrew DeGoyler Golyer	F & M Mortgage	071-08-0-314.00
1809 Lischey Avenue	10 Cadillac Drive	
Nashville, TN 37207	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Winward Properties, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrew ~~DeGoyler~~** David DeGolyer Unmarried Man, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Joywood as of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 3 fronts 50 feet on the easterly side of Lischey Ave. and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Winward Properties, Inc., from The Estate of Lillian M. Dillon, by deed on April 30, 2014, of record in Instrument Number 20140515-0041554, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 947, page 45, Register's Office Davidson County, Tennessee.

This is improved property known as: **1809 Lischey Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 24, 2014.

Winward Properties, Inc.

By Tyler King, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of September, 2014, before me, appeared Tyler King, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Agent of Winward Properties, Inc. and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Tyler King, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

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 September 24, 2014.

Winward Properties, Inc.

By Tyler King, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of September, 2014, before me, appeared Tyler King, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Agent of Winward Properties, Inc. and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Tyler King, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY