STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 2014

Notary Public
MY COMMISSION EXPIRES: 8-25-17
File No. G14-9989D

SUSAN L. SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140075240 DEEDWARR
Recvd: 10/06/14 10:46 2 pgs
Fees:13.00 Taxes:370.00
20141006-0092256

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Wendy J. Williams, unmarried (NAME)	New owner (NAME)	82-7-351
~~301 Grace Street~~ 1004 Stainback Ave (STREET ADDRESS)	1004 Stainback Avenue (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Don W. Tyler**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wendy J. Williams, unmarried**, 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 the west part of an unencumbered lot marked "Nave", and shown on the plan of East Nashville Real Estate Company's Plan of Lots, as of record in Book 57, page 11, Register's Office for said County, and

Beginning at the northeast corner of Meridian Street and Josephine, now Grace Avenue, and running thence in an easterly direction with a northerly margin of said Grace Avenue 50 feet, thence in an northerly direction and at right angle to Grace Avenue 165 feet, to the southerly margin of an alley; thence with said alley, westerly 50 feet to the easterly margin of Meridian Street; thence in a southerly direction with the easterly margin of Meridian Street, 165 feet to the beginning.

BEING the same property conveyed to Earl T. Tyler (a 1/2 undivided interest) and Don W. Tyler (a 1/2 undivided interest) from Earl T. Tyler, Jr., by Deed dated August 7, 1997, in Book 10585, Page 294, in the Register's Office for Davidson County, Tennessee. The said Earl Tyler having since died testate March 18, 1999. Pursuant to the Last Will and Testament of Earl Tyler probated under Case No. 03P998 in the Probate Court of Nashville, Davidson County, Tennessee, the decedent's ½ undivided interest in the subject property was devised to Don Tyler.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 57, page 11, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantee and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 301 Grace Street, Nashville, TN 37207.

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. 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.

Witness my/our hand(s) this 2nd day of October, 2014.

Don W. Tyler

Don W. Tyler

October 02, 2014
Date

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 Don W. Tyler, the bargainor(s), 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, this 2nd day of October, 2014.

My Commission Expires: 3-27-16

Notary Public

BRIAN L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066