# WARRANTY DEED

BOX 50-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00.

Wanda C Hiett
Affiant

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

R-RP-14-2804

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Arthur R. Tyler, Jr. and wife, Margaret B. Tyler** | PINNACLE BANK | |
| (NAME) | (NAME) | **117-04-0-225.00** |
| **1807 Blair Blvd.** | 150 3rd Ave S #900 | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | Nashville, TN 3720 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BENJAMIN WHITEHOUSE AND BONNIE SMITH WHITEHOUSE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ARTHUR R. TYLER, JR. AND WIFE, MARGARET B. TYLER,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 of Block D on the Plan of Belmont Terrace Annex - No. 3 of record in Plat Book 1130, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Whitehouse and wife, Bonnie Smith Whitehouse by deed from Jeremy Cooker and wife, Mary Negrotto of record in Instrument No. 20100702-0051858 Register's Office for Davidson County, Tennessee, dated June 29, 2010 and recorded on July 02, 2010.

This conveyance is subject to:

- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 24, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2804 Hawthorne Place , Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140078652 DEEDWARR
Recvd: 10/20/14 09:56 2 pgs
Fees:13.00 Taxes:1550.30
20141020-0096325

Witness my/our hand(s) this the 17th DAY OF OCTOBER, 2014.

Benjamin Whitehouse

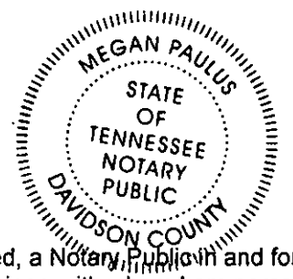
Bonnie Smith Whitehouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN WHITEHOUSE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of October, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)




STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BONNIE SMITH WHITEHOUSE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of October, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

