Davidson County DEEDWARR
Recvd: 12/18/14 14:58 2 pgs
Fees:13.00 Taxes:444.00
20141218-0116071

WARRANTY DEED

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $120,000.00.

Affiant

Subscribed and sworn to before me this 12th day of December, 2014

Notary Public
My Commission expires: 8/5/18
(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:
Polymathic Properties, Inc.	SAME	071-12-0-131.00
707 Aldridge Road, Suite B		
Vacaville, CA 95688		

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, **James Tyner, Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Polymathic Properties, Inc., a California corporation**, their 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. 10 on the Map of Victory Heights Subdivision, as of record in Book 1130, Page 97, Register's Office for said County.

Said Lot fronts 60 feet on the north side of Chickasaw Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to James Tyner Jr. from Delores A. Shaw (formerly known as Delores A Cantrell) by Warranty Deed on June 23, 2006, of record in Instrument Number 20060710-0082450, 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 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1357, Page 677, Register's Office for Davidson County, Tennessee.

This is improved property known as: **725 Chickasaw, 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 December 12, 2014.

James Tyner Jr.

STATE OF Maryland
COUNTY OF Baltimore

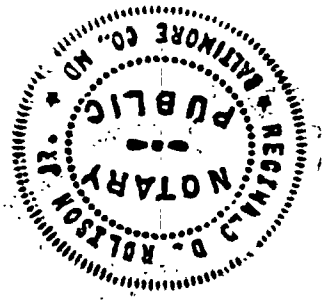
Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Tyner, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 12th, 2014

My commission expires 2/23/17

REGINALD D. ROLISON JR.
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 23, 2017

Notary Public



I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

