BOX 10-B

BILL GARRETT, Davidson County
Trans:T20150024468 DEEDWARR
Recvd: 04/02/15 13:55 2 pgs
Fees:13.00 Taxes:370.00
20150402-0028911

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

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 THE2nd DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW TILGHMAN	**SAME**	**119-01-0-463.00**
(NAME) **P. O. BOX 40124**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LAWRENCE D. DYE, UNMARRIED** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW TILGHMAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 1 on the Plan of Overhill City and W. H. Fox Subdivision of part of the Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for said County.

Said Lot No. 1 fronts 67 feet on the northerly side of Peachtree Street and runs back between parallel lines with the easterly margin of Wickson Avenue 150 feet to an alley.

Being the same property conveyed to W.T. Herrod and wife, Eula Mai Herrod, from Mrs. Maple Steeley, individually and as Executrix of the Estate of Ray Vaughn Brown, deceased, by deed dated March 25, 1964, of record in Book 3707, page 6, said Register's Office. Being further conveyed to Emma Jean Dye, from W. T. Herrod and wife, Eula Mai Herrod, by Quitclaim Deed dated March 29, 1995, of record in Book 9631, page 348, said Register's Office. The said Emma Jean Dye having since died on or about September 30, 2014. The Will of Emma Jean Dye devised subject property to Lawrence D. Dye of record in Docket No. 2014-PR-473, Chancery Probate Court for Sumner County, Tennessee, a certified copy of which is of record in Instrument No. 20141210-0113100, Register's Office of Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 332, page 21, and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **322 PEACHTREE STREET, NASHVILLE, TN 37210**
(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 2ND day of April, 2015.

Lawrence D. Dye

LAWRENCE D. DYE

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 **Lawrence D. Dye,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2ND day of April, 2015.

My commission expires: **November 5, 2018**

Lee A. Cohen

Notary Public

