Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 8th day of June 2015.

Notary Public
My commission expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150045917 DEEDWARR
Recvd: 06/10/15 14:40 2 pgs
Fees:13.00 Taxes:814.00
20150610-0054944

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-2591

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David Michael Anderson 412 Westboro Nashville TN 37209	New Owner	103010001400

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Horris D. Tyler, Trustee and Judith E. Tyler, Trustee of The Horris D. and Judith E. Tyler Revocable Living Trust established on June 14, 2012 hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to David Michael Anderson and wife Lindsay Morgan Anderson hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 9 on the Plan of Section One Westboro Subdivision of record in Book 1424 Page 18 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Horris D. Tyler and Judith E. Tyler, Trustees of the Horris D. and Judith E. Tyler Revocable Living Trust dated June 15, 2012 by deed from Horris D. Tyler and Judith E. Tyler of record in Instrument No. 20120622-0054935 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Westboro Section 1 of record in Book 1424 Page 18, Register's Office for Davidson County, Tennessee

This property is improved property known as 412 Westboro, Nashville, Tennessee 37209

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. Grantors covenant with

Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 8th day of June, 2015.

The Horris D. and Judith E. Tyler Revocable Living Trust

BY: Horris D. Tyler, Trustee
Horris D. Tyler, Trustee

Judith E. Tyler, Trustee
Judith E. Tyler, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Horris D. Tyler and Judith E. Tyler, with whom I am personally acquainted, and who acknowledged themselves to be the trustees of The Horris D. and Judith E. Tyler Revocable Living Trust, and as such trustees being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Horris D. and Judith E. Tyler Revocable Living Trust.

Witness my hand, at Brentwood, Tennessee, this 8th day of June, 2015.

Notary Public

My Commission expires: 2/25/15

FILE NO: 08858

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY