BILL GARRETT, Davidson County
Trans:T20150051311 DEEDWARR
Recvd: 06/26/15 09:02 2 pgs
Fees:13.00 Taxes:721.50

20150626-0061511

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

emily jones
Affiant

Subscribed and sworn to before me, this 22nd day of June, 2015.

Notary Public

My commission expires: 3/24/17

CAROL T BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hyde Group, LLC	New Owner	**061-03-0-184.00**
1110 Inglewood Drive		
Nashville, TN 37216		

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 HEREBY ACKNOWLEDGE, WE,

Janet T. Barry, Trustee under the Irrevocable Trust Agreement of Vera F. Tucker, dated June 16, 2014

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hyde Group, LLC

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 Lot No. 27 and the westerly one half of Lot No. 26 of Block "A" of Inglewood Heights Subdivision of A.J. Coleman's Property of record in Plat Book 1424, Page 85, in the Register's Office for Davidson County, Tennessee.

Beginning in the Southerly margin of Inglewood Drive at a point 30 feet West of the common corner of Lots Nos. 25 and 26; thence with the center line of Lot No. 26, Southwardly 170 feet to the Northerly margin of Lot No. 3; thence with the Northerly margin of Lots Nos. 3 and 2, Westwardly 90 feet; thence Northwardly 170 feet to the Southerly margin of Inglewood Drive; thence with the Southerly margin of said Drive, Eastwardly 90 feet to the point of beginning.

Being the same property conveyed to Janet T. Barry, Trustee under the Irrevocable Trust Agreement of Vera F. Tucker, dated June 16, 2014 by Quitclaim Deed to Trustee deed from Vera F. Tucker (a widow) of record in Instrument No. 20140728-0066969, Scrivener's Affidavit of Correction of record in Instrument No. 20140804-0069359, Register's Office for Davidson County, Tennessee, dated July 22, 2014 and recorded on July 28, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved **(X)** unimproved ( ) property known as 1110 Inglewood Drive Nashville, TN 37216.

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 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/our hand(s) this 22nd day of June, 2015.

Janet T. Barry, Trustee under the Irrevocable Trust Agreement of Vera F. Tucker, dated June 16, 2014

BY: Janet T. Barry, Trustee
Janet T. Barry, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public of said County and State, Janet T. Barry, Trustee under the Irrevocable Trust Agreement of Vera F. Tucker, dated June 16, 2014 the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2015.

Notary Public

My Commission Expires: 5-20-19

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: **415066**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027