BOX 10-B

BILL GARRETT, Davidson County
Trans: T20150054805 DEEDWARR
Recvd: 07/07/15 15:08 2 pgs
Fees: 13.00 Taxes: 148.00
20150707-0065856

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF JULY, 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**	**133-01-0-183.00**
(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, **WE, MICHAEL ALLEN DEVAULT, LISA KAY DEVAULT, CODY BRENT DEVAULT, BARRY WEBSTER DEVAULT, AND GROVER DEVAULT, BEING THE DEVISEES UNDER THE LAST WILL AND TESTAMENT OF BETTY LOU LAYNE , DECEASED,** HEREINAFTER CALLED THE GRANTORS, 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. 189 on the Map of Sunrise Heights, Second Addition, a Plan of which is of record in Book 421, Page 46, Register's Office for said County.

Said Lot No. 189 fronts 50 feet on the north side of High Street and runs back on the west side 143 feet, and on the east side 144.5 feet to an alley, on which it shows 50 feet.

Being the same property conveyed to BETTY LOU TIMMONS by installment deed from ORVILLE R. SMITH AND WIFE, NAOMI SMITH of record in Book 4511, Page 65, dated June 8, 1971, said Register's Office. BETTY LOU TIMMONS LANE (FORMERLY BETTY LOU TIMMONS) has conveyed said property to T. T. MCCARLEY, TRUSTEE, who in turn conveyed to BETTY LOU TIMMONS LANE AND HUSBAND THOMAS R. LANE by quitclaim deed of record in Book 4707, Page 919, dated May 15, 1973, said Register's Office. THOMAS R. LANE died on or about February 24, 1978, leaving BETTY LOU TIMMONS LANE as the surviving tenant by the entirety. BETTY LOU TIMMONS LANE has since conveyed said property to ED R. DAVIES, TRUSTEE, who in turn conveyed to BETTY LOU TIMMONS LAYNE (FORMERLY BETTY LOU TIMMONS) for the purpose of correcting the spelling of grantors name by quitclaim deed of record in Book 5276, Page 245, dated April 21, 1978, said Register's Office.

BETTY LOU TIMMONS LAYNE died testate on or about November 27, 2013, devising said property to MICHAEL ALLEN DEVAULT, LISA KAY DEVAULT, CODY BRENT DEVAULT, BARRY WEBSTER DEVAULT AND GROVER DEVAULT by Will of record in Docket No. 15P798 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), a certified copy of which is of record in Instrument No. 20150601-0050709, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Book 421, page 46, said Register's Office 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 **524 HIGH STREET, NASHVILLE, TN 37211**
(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 our hands this 7th day of July, 2015.

MICHAEL ALLEN DEVAULT

LISA KAY DEVAULT

CODY BRENT DEVAULT

BARRY WEBSTER DEVAULT

GROVER DEVAULT

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 **Michael Allen DeVault, Lisa Kay DeVault, Cody Brent DeVault, Barry Webster DeVault and Grover DeVault**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th of July, 2015.

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

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public