BILL GARRETT, Davidson County
Trans:T20150060808 DEEDWARR
Recvd: 07/24/15 12:53 2 pgs
Fees:13.00 Taxes:573.50
20150724-0072888

Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1506189

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

Subscribed and sworn to before me, this 30th day of June, 2015.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To: new owner	Map/Parcel Number:
Derek Ryan Pyle		109050D06300
1602 Lincoya Bay		
Nashville, TN 37214		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Felicia R. Armstrong, unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Derek Ryan Pyle, a single man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 1602 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record as Instrument No 200406028-0076712, and as supplemented of record as Instrument Nos. 20041028-0129585 and 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050923-0114373, said Register's Office, are incorporated herein by reference and made a part hereof the same as through copied herein.

Being the same property conveyed to Felicia R. Armstrong, unmarried, by Warranty Deed from Paul W. Cryster, unmarried, dated November 9, 2007, of record in Instrument No. 20071109-0132579, Register's Office for Davidson County, Tennessee.

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 property is X improved ___unimproved property known as 1602 Lincoya Bay, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of June, 2015.

Felicia R. Armstrong

State of Florida
County of Duval

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Felicia R. Armstrong with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jacksonville, FL, this 30th day of June, 2015.

Notary Public at Large Warren Waddell
My Commission Expires: 6-27-2018

