(4)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150061466 DEEDWARR
Recvd: 07/27/15 14:44 3 pgs
Fees: 18.00 Taxes: 584.60
20150727-0073777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

MS
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JULY, 2015.

Pam S. Houser
Notary Public

MY COMMISSION EXPIRES: 03-08-2016
(AFFIX SEAL)

PAM S. HOUSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler Alexander Roberts	Same as new owner	
(NAME)	(NAME)	133-6 140
3505 Hewlett Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **CONNIE JEAN WEST MAIDEN, MARRIED, PEGGY LYNN WEST SCHMELZER, MARRIED, WILLIAM THOMAS WEST, UNMARRIED, AND MICHAEL JAMES WEST, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER ALEXANDER ROBERTS,** 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. 1 on the Plan of Patterson Gardens Subdivision, Section 2, as of record in Book 2330, page 42, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to William Earl West, unmarried by Warranty Deed from Jean Richardson, unmarried of record in Instrument No. 20000828-0084391, said Register's Office. The said William Earl West has since died. Connie Jean West, Peggy Lynn West Schmelzer, William Thomas West and Michael James West are the devisees under the Will of William Earl West probated under Docket No. 15P-895, Probate Court Clerk's Office for Davidson County, Tennessee.

This was never the principal place of residence for Connie Jean West Maiden or Peggy Lynn West Schmelzer.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 2330, page 42, said Register's Office; and (c) restrictive covenants of record in Book , page , said Register's Office.

unimproved
This is improved x property, known as 3505 Hewlett Dr., 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 my hand this 24 day of July, 2015.

CONNIE JEAN WEST MAIDEN, BY: LARRY E. WEST, ATTORNEY IN FACT

PEGGY LYNN WEST SCHMELZER

WILLIAM THOMAS WEST, BY: LARRY E. WEST, ATTORNEY IN FACT

MICHAEL JAMES WEST, BY: LARRY E. WEST, ATTORNEY IN FACT

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 Peggy Lynn West Schmelzer, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 day of July, 2015.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of July, 2015, before me personally appeared Larry E. West, to me known to be the person who executed the foregoing instrument on behalf of Connie Jean West Maiden and acknowledged that he executed the same as the free act and deed of Connie Jean West Maiden.

Witness my hand and official seal at Nashville, Tennessee this 24 day of July, 2015.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24 day of July, 2015, before me personally appeared Larry E. West, to me known to be the person who executed the foregoing instrument on behalf of William Thomas West and acknowledged that he executed the same as the free act and deed of William Thomas West.

Witness my hand and official seal at Nashville, Tennessee this 24 day of July, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24 day of July, 2015, before me personally appeared Larry E. West, to me known to be the person who executed the foregoing instrument on behalf of Michael James West and acknowledged that he executed the same as the free act and deed of Michael James West.

Witness my hand and official seal at Nashville, Tennessee this 24 day of July, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public