This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 07208010600 Account Number:

From Information Furnished by the Parties

BILL GARRETT, Davidson County
Trans:T20150083653 DEEDWARR
Recvd: 10/01/15 13:26 2 pgs
Fees:13.00 Taxes:592.00
20151001-0099947

NAME & ADDRESS OF NEW OWNER:
C & A Housing, LLC
2217 Thistlewood Drive
Nashville, TN 37216

SEND TAX BILLS TO:
C & A Housing, LLC
2217 Thistlewood Dr
Nashville, TN 37216

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JIMMY D. TYLER AND MARIAN D. CRUMP** "Grantor(s)" a married couple have this day bargained and sold and do hereby transfer and convey unto **C & A HOUSING, LLC** "Grantee(s)", ~~heirs~~ *its successors and assigns and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 28, on the Plan of Dalewood, Section I, as shown by plat appearing of record in Book 1424, page 108, of the Register's Office of Davidson County, Tennessee.

SAID Lot No. 28 fronts 90.0 feet on the easterly margin of Thistlewood Avenue and extends back 141.4 feet on the northerly line and 143.8 feet on the southerly line to a dead line in the rear, measuring 75.5 feet thereon.

BEING the same property conveyed to Jimmy D. Tyler and Marian D. Crump, by Warranty Deed from Frankie Goad and wife, Geneal Goad, dated September 14, 1990, appearing of record in Book 8199, page 402, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

2015 Real Property Taxes are a lien not yet due and payable until October 1, 2015.; Subject to all matters shown on the Plan of record in Book 1424, page 108, Register's Office for Davidson County, Tennessee.; Any deficiency in the property description contained in Schedule A, the failure of said description to adequately identify the land, or any claim thereof.; ~~xxxxxxxxxxxx~~

OR - THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 2217 Thistlewood Drive, Nashville, TN, 37216.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that Jimmy D. Tyler and Marian D. Crump lawfully seized and possessed of said parcel of real estate, and that have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been *paid by the Grantor(s) and prorated between the parties OR *prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds *their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 24th day of September, 2015.

Jimmy D. Tyler

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Marian D. Crump Tyler

Marian D. Crump

OR

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jimmy D. Tyler and Marian D. Crump, the within named 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 24th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 24th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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