WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150088223 DEEDWARR
Recvd: 10/16/15 10:40 2 pgs
Fees:13.00 Taxes:751.10
20151016-0105316

R-VRES-15-4107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/13/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick L. Mickler and Lois J. Mickler	**Same as New Owner**	
(NAME)	(NAME)	**06116002400**
9659 Brunswick Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHARLES TYLER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PATRICK L. MICKLER AND LOIS J. MICKLER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 11th, formerly 18th Civil District of Davidson County, Tennessee, being part of Tract No. 3 in the subdivision of the Dr.William Lands, a plan of which is of record in Plan book 2, page 128, Chancery Court at Nashville, described as follows:

Beginning at a point in the northwesterly margin of Kennedy Avenue, said point being the southeast corner of property conveyed to B. T. Milier, et ux, by deed of record in Book 3373, page 617, Register's Office for said County, thence with Miller's southerly line northwestwardly 280 feet, more or less to a point, being the southwest corner of property conveyed to J. P. Wilson and wife, by deed of record in Book 1788, page 97, said Register's Office; thence southwestwardly 102 feet, more or less, to a point in the northerly boundary line of Monte Vista Subdivision, as recorded in book 421, page 143, Register\lquote s Office for said County; thence with same, southeastwardly 270 feet, more or less, to a point in the northwesterly margin of Kennedy Avenue; thence with same northeastwardly 102 feet, more or less, to the point of beginning.

Being the same property conveyed to Charles Tyler and wife, Joann Tyler by Warranty deed from Kent Brand and wife, Becky Brand of record in Book 5293, page 416, rerecorded at Book 5306, Page 407, Register's Office for Davidson County, Tennessee, dated May 26, 1978 and recorded on June 2, 1978. The said JoannTyler having since died on November 16, 2014, leaving the said Charles Tyler as the surviving spouse by the entirety.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4107 Kennedy Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF OCTOBER, 2015.

Charles Tyler by Marilyn Lane as Attorney in Fact

Charles Tyler by Marilyn Lane as 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, MARILYN LANE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES TYLER, and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES TYLER.

Witness my hand and official seal, this the 15th of October, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212