This instrument prepared by:
Perfie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 152003TN

BILL GARRETT, Davidson County
Trans:T20150093151 DEEDWARR
Recvd: 11/02/15 12:47 2 pgs
Fees:13.00 Taxes:636.40
20151102-0111243

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Stormy Tyler	**New Owner**	**136-05-0-A-124.00CO**
3356 Tinney Place		
Nashville, TN 37217		

WARRANTY DEED

For and in 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, **Betty J. Childers**, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Stormy J. Tyler and Laura L. Bonnell** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Being Lot 107, as shown on The Enclave at Bayview Estates, (formaly known as Bayview Estates), Phase Four, of record in Instrument No. 20030703-0092328, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Betty J. Childers, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes dated 7/26/04 and recorded 07/28/04 in Instrument Number 20040728-0089887, Register's Office for Davidson County.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Betty J. Childers, unmarried,** does covenant with the said Grantees that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Betty J. Childers, unmarried,** further covenants and binds his/her 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.

This is property is known as: **3356 Tinney Place, Nashville, TN 37217**.

Executed on this 23rd day of October. 2015

Betty J. Childers

Betty J. Childers

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Betty J. Childers, unmarried**, 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 this 23rd day of October, 2015.

Edward B Baldwin

Notary Public

My Commission Expires: 1/8/19

EDWARD B. BALDWIN III
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $172,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 23rd day of October, 2015.

Edward B Baldwin

Notary Public

My Commission Expires: 1/8/19

EDWARD B. BALDWIN III
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON