WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/19/16 09:09 2 pgs
Fees:13.00 Taxes:166.50
20160119-0004699

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $45,000.00.

Affiant

Subscribed and sworn to before me this 14th day of January, 2016

Notary Public
My Commission expires: 5-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 1012 Highland Circle Trust	SAME	042-04-0-041.00
P.O. Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joy Lynn Tyree f/k/a Joy Lynn Vester,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The 1012 Highland Circle Trust,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of the easterly part of Lot No. 15 on the Map of Bransford Realty Company's Amqui Subdivision, as of record in Book 421, pages 38 and 39, Register;s Office for Davidson County, Tennessee.

Said Lot fronts 75 feet on the southerly side of Highland Circle and runs back between lines, as measured from the center line of said street, 500 feet on the easterly line, along the common line between Lots 15 and 16, 500 feet plus or minus on the westerly line; to the northerly line of Lot No. 14, measuring 60 feet thereon.

Being the same property conveyed to *Joy Lynn Vester, by deed from A.L. Johnson and wife, Floy F. Johnson, on February 25, 1980, of record in Book 5577, page 83, Register's Office for Davidson County, Tennessee.

***Joy Lynn Vester, now known as Joy Lynn Tyree.**

Keith Tyree joins in this conveyance to convey any and all interest he may have in and to said property.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 38-39, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book , page , Register's Office for County, Tennessee.

This is improved property known as: **1012 Highland Circle, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 14, 2016.

Joy Lynn Tyree
Joy Lynn Tyree

Keith Tyree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joy Lynn Tyree and Keith Tyree** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 14, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.