Box 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160036684 DEEDWARR
Recvd: 05/03/16 13:44 2 pgs
Fees:13.00 Taxes:4902.50
20160503-0043564

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,325,000.00.

Affiant

Subscribed and sworn to me on May 2, 2016

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 8-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29347CD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Andrew K. Corts and Jennifer R. Corts 118 Alton Road Nashville, TN 37205	SAME AS NEW OWNERS	130-11-024

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elliott Kyle and Christine Kyle husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Andrew K. Corts and Jennifer R. Corts, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 3 on the Plan of the Resubdivison of Lots 1-3 and 40-43 of the Revised Plat of the New Golf Club Subdivision, of record in Plat Book 6900, page 539, Register's Office for Davidson County, Tennessee, to which plan referenced is made for a more complete description.

Being the same property conveyed to Elliott Kyle and wife, Christine Kyle, by Warranty Deed dated November 15, 2013 from John G. Byrne and wife, Theresa A. Byrne, of record as Instrument No. 20131119-0119296, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 6900, page 539, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5787, page 460, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 923 Lynnwood Blvd., Nashville, TN 37205.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 2nd day of May, 2016.

Elliott Kyle

Christine Kyle

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 2, 2016, before me personally appeared Elliott Kyle and Christine Kyle to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on May 2, 2016.

NOTARY PUBLIC

My Commission Expires:

