(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160037788 DEEDWARR
Recvd: 05/06/16 10:19 2 pgs
Fees: 13.00 Taxes: 1182.15
20160506-0044995

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No. 0001702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,500.00.

Peyton Rudolph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2016.

Jennifer D. Stacey
Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peyton Rudolph	Franklin American Mortgage Co.	082-13-0B-015.00-CO
(NAME)	(NAME)	
924 Ireland Street	6100 Tower Circle, Ste. 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 372083114	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Kelly E Hyland and Benjamin Mitchell Nye** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peyton Rudolph, unmarried,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 15, Ireland 28 Condominiums, as shown in Instrument No. 20040405-0037953, as established under Master Deed of record in Instrument No. 20040416-0043331 amended in Instrument No. 20040429-0048695, in the register's office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said Master Deed.

Being the same property conveyed to Jonathan Savage, unmarried and Larry E. Savage and wife, Judy Savage by Warranty deed from Ashley J. Graham, unmarried of record in Instrument No. 20051108-0135307 Register's Office for Davidson County, Tennessee, dated October 28, 2005 and recorded on November 08, 2005.

Being the same property conveyed to Kelly E. Hyland and Benjamin Mitchell Nye, joint tenants with right of survivorship by Warranty deed from Larry Savage and Judy Savage and A. Jonathan Savage of record in Instrument No. 20140703-0059104 Register's Office for Davidson County, Tennessee, dated July 01, 2014 and recorded on July 03, 2014.

Kelly E. Hyland and Kelly Hyland are one and the same person.

Benjamin Mitchell Nye and Benjamin Nye are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 924 Ireland Street, Nashville, TN 372083114

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 hand this 5th day of May, 2016.

Benjamin Nye

Kelly Hyland

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Benjamin Nye and Kelly Hyland, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 5th day of May, 2016.

Notary Public

My commission expires: 7/3/17

Julie Hamilton
State of Tennessee Notary Public
Davidson County

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206