BILL GARRETT, Davidson County
Trans: T20160054205 DEEDWARR
Recvd: 06/24/16 14:36 2 pgs
Fees: 13.00 Taxes: 1210.27
20160624-0064844

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALLISON B. ELING	new owner	**119-14-0-035.00**
(NAME) **266 TANKSLEY AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ANDREW TILGHMAN, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLISON B. ELING, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 34 of Block "E" on the Plan of Woodbine Courts, Section No. 2, not of record, described according to a survey made by Elanchard and Parrish, Engineers, as follows:

Beginning on the northerly margin of Tanksley Avenue at the corner of Lot Nos. 1 and 34; thence with the line between said two lots, northwardly 155.5 feet to the common corner of Lots Nos. 1, 29, 30 and 34; thence with the line between Lots Nos. 30 and 34, westwardly 75 feet to the easterly line of Lot No. 32; thence with the easterly line of Lots Nos. 32 and 33, southwardly 155.5 feet to the northerly margin of said Avenue; thence with said Avenue eastwardly 75 feet to the beginning.

Being the same property conveyed to ANDREW TILGHMAN, by deed from THOMAS R. HAYS, III AND WIFE, LINDA A. HAYS, CO-TENANTS AND JOE W. ANDERSON, WILLIAM H. ANDERSON, RONALD F. ANDERSON, MARY ANDERSON AND JERRIE LYNN ANDERSON, BEING THE REMAINING TENANTS IN COMMON AND SOLE HEIRS AT LAW OF MARY FRANCES ANDERSON, DECEASED, of record as Instrument No. 20150122-0006296, dated January 21, 2015, said Register's Office.

This conveyance is subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4168, page 709, and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.
THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ( )
This is improved(X) property, known as **266 TANKSLEY AVENUE, NASHVILLE, TN 37211**
(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 22nd day of June, 2016.

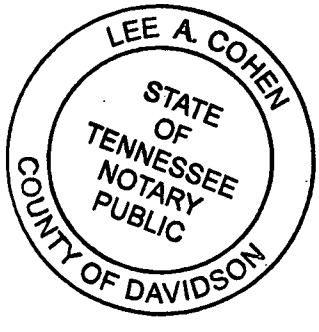
ANDREW TILGHMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew Tilghman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of June, 2016.

My commission expires: **November 5, 2018**



Notary Public