# WARRANTY DEED

Emily Kornbau
State of Tennessee Notary Public
Summer County
My Commission Expires June 6, 2018

R-VRES-16-226-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Michael Archer and Karlene Aiken** | new owner | |
| (NAME) | (NAME) | **091-14-0B-014.00-CO** |
| **226 Orlando Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT TYGARD AND SANDRA S. TYGARD, HUSBAND AND WIFE AND KATHLEEN ELIZABETH TYGARD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL ARCHER AND KARLENE AIKEN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Final Subdivision Plat, First Revision, Patina, a Traditional Neighborhood Development of record in Plat at Instrument No. 20040707-0080650, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott Tygard, Sandra S. Tygard and, Kathleen Elizabeth Tygard by Warranty deed from Emily Dix, a/k/a Emily Dix Coe and husband Mark E. Paul of record in Instrument No. 20140402-0027230 Register's Office for Davidson County, Tennessee, dated March 28, 2014 and recorded on April 02, 2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record as Instrument Number 20040707-0080650, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20030930-0144301, amended in Instrument No. 20070510-0056185, Instrument No. 20090710-0064462, and Instrument No. 20100721-0057018, Register's Office for Davidson County, Tennessee.
- Addendum to By-Laws of record in Instrument Number 20070108-0003070 and Instrument No. 20070308-0028897, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20030820-0120431, in the Register's Office for Davidson County, Tennessee.
- Stormwater Agreement of record in Instrument Number 20040408-0003187, in the Register's Office for Davidson County, Tennessee.
- Easement for flow of Richland Creek.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **226 Orlando Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160059396 DEEDWARR
Recvd: 07/12/16 11:11 2 pgs
Fees:13.00 Taxes:1628.00
20160712-0071231

Witness my/our hand(s) this the 1st DAY OF JULY, 2016.

Scott Tygard by Kathleen Elizabeth Tygard as Attorney in Fact

Scott Tygard by Kathleen Elizabeth Tygard as Attorney in Fact

Sandra S. Tygard by Kathleen Elizabeth Tygard as Attorney in Fact

Sandra S. Tygard by Kathleen Elizabeth Tygard as Attorney in Fact

Kathleen Elizabeth Tygard as Attorney in Fact

Kathleen Elizabeth Tygard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN ELIZABETH TYGARD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SCOTT TYGARD AND SANDRA S. TYGARD, and who acknowledged he/she/they executed the same as the free act and deed of the said SCOTT TYGARD AND SANDRA S. TYGARD.

Witness my hand and official seal, this the 1st of July, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN ELIZABETH TYGARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212