THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M165108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20160063652 DEEDWARR
Recvd: 07/25/16 10:21 2 pgs
Fees:13.00 Taxes:1017.50
20160725-0076156

Subscribed and sworn to before me, this the 22nd day of July, 2016.

Notary Public

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAR. 7, 2017

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Harriet Biscoe Rodgers 8725 Sawyer Brown Road, Nashville, TN 37221	New Owner	142-13-C-84.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Helen Heady Hyatt a single woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Harriet Biscoe Rodgers, a single woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium unit situated in Davidson County, Tennessee, Being Unit No. 8725, together with carport designated No. 8725-C, on the Plan of River Plantation, Section 11, Phase 1A, of record in Book 9700, page 694, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete identification as to placement and location of such Unit and carport.

Being the same property conveyed to Helen Heady Hyatt by Quitclaim Deed from Helen Heady Hyatt, Trustee of the Helen Heady Hyatt Revocable Trust dated September 9, 2014, deed dated June 20, 2016, recorded June 21, 2016, of record in Instrument No. 20160621-0063278, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Helen Heady Hyatt, Trustee of the Helen Heady Hyatt Revocable Trust dated September 9, 2014 by Quitclaim Deed from Helen Heady Hyatt, dated September 20, 2014, recorded September 25, 2014, of record in Instrument No. 20140925-0088573, said Register's Office, and further, being the same property conveyed to Helen Heady Hyatt by Warranty Deed from Serina S. Beck, a single person a/k/a Serena S. Beck, dated August 1, 2002, recorded August 14, 2002, of record in Instrument No. 20020814-0098399, said Register's Office.

This is improved property located at: 8725 Sawyer Brown Road, Nashville, TN37221

This conveyance is made subject to (1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4)

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this ~~July~~ 22nd, ~~2016~~ day of July, 2016.

Helen Heady Hyatt

Helen Heady Hyatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Helen Heady Hyatt a single woman**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of July, 2016.

M. Corriveau

Notary Public

My Commission expires: 