BILL GARRETT, Davidson County
Trans:T20160079944 DEEDWARR
Recvd: 09/13/16 08:47 3 pgs
Fees:18.00 Taxes:1054.50
20160913-0095955

Box 44

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of September, 2016.

Notary Public

My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
DY Construction Inc. P. O. Box 1283 Nashville, TN 37011	SAME	10514013100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA E. WALLER, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DY CONSTRUCTION INC.**, a Tennessee corporation, hereinafter called the

Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 of Block 18 on the Plan of Yarbrough Subdivision of Woodland, as of record in Book 161, page 87, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the easterly side of White Avenue and extends back between parallel lines 167.5 feet to an alley.

Being the same property conveyed to Patricia E. Waller, unmarried, by deed from Hope, Inc., of record in Book 4636, page 618, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assume and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 161, page 87, Register's Office for Davidson County, Tennessee.

3. Restrictions retained in the deed February 4, 1971 to Hope, Inc., of record in Book 4478, page 954, Register's Office for Davidson County, Tennessee.

By agreement between the parties, Grantee hereby grants Grantor permission to live in the property until October 1, 2016.

This is improved property known as: **2206 White Avenue, Nashville, TN 37204.**

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

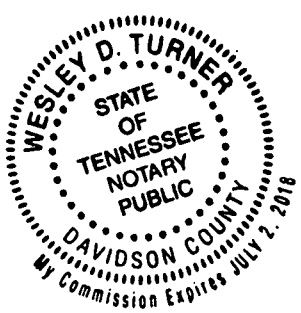
WITNESS my hand this 12th day of September, 2016.

Patricia E. Waller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA E. WALLER, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of September, 2016



Notary Public

My Commission Expires: _____