28946-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160086545 DEEDWARR
Recvd: 10/03/16 09:37 2 pgs
Fees:13.00 Taxes:518.00
20161003-0103772

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$140,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2016.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Abbie Erin Tyler	**OWNER**	**Map 127-00-0 Parcel 069.00**
8033 Charlotte Pike		
Nashville, Tennessee 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ann L. Regen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Abbie Erin Tyler, unmarried

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:

Land in Davidson County, Tennessee, being in the Ninth (9th) Civil District of Davidson County, Tennessee, and more particularly described as follows, to wit:

Beginning on the southerly margin of Highway 70 at the northeast corner of the property conveyed to Tom Hudson Company, by deed from Thomas Gaddes and wife; thence with the southerly margin of said Highway, North 75 deg. East 20 feet to a new corner; thence South 13 deg. East 100 feet to a new corner; thence North 75 deg. East 155 feet to a point; thence South 13 deg. East 170 feet to a large persimmon tree; thence South 41 deg. East 225 feet to a stake on rock ledge, elm and ironwood pointers; thence South 75 deg. West 190 feet to a stake with small ash and poplar pointers; thence North 41 deg. West 215 feet to an iron stake; thence North 13 deg. West 280 feet to the beginning, according to a survey made by S. H. Hutchison on August 11, 1956.

Being the same property conveyed to Ann L. Regen, unmarried, by Deed dated March 1, 2006 from Ronald Paul Pratt and wife, Rebecca Garland Pratt, of record in Instrument No. 20060307-0026428, and by Scrivener's Affidavit of record in Instrument No. 20140716-0062749, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Ann L. Regen, pursuant to a Power of Attorney executed by same on the 21 day of September, 2016, of record in Instrument No. 20161003-0103771, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) Restrictive Covenant for Detached Structure of record in Instrument No. 20100407-0025896, Register's Office for Davidson County, Tennessee. (2) Subject to easement for water line and rights to water, as set out in Book 2594, Page 597, said Register's Office. (3) No insurance is afforded as to the exact amount of acreage contained in the property described herein. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **8033 Charlotte Pike, Nashville, Tennessee 37211**

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 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/our hand(s) this **30th** day of **September, 2016.**

Ann L. Regen by Houston Howell, attorney-in-fact

Ann L. Regen by Houston Howell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of September, 2016, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Houston Howell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Ann L. Regen** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Ann L. Regen**, for the purpose therein contained, by signing the name of **Ann L. Regen,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of **September, 2016.**

Ann Agee

Notary Public

My Commission Expires: 5-8-18

