BILL GARRETT, Davidson County
Trans:T20160093138 DEEDWARR
Recvd: 10/21/16 10:52 2 pgs
Fees:13.00 Taxes:381.10
20161021-0111398

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $103,000.00.

Affiant

File #2016-310

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me on October 20th, 2016.

NOTARY PUBLIC
My Commission Expires: My Commission Expires March 3, 2019

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Madison Sept 2016, LLC, a Delaware limited liability company, Trustee of The Mary Willis Living Trust u/a/d October 19, 2016 850 New Burton Road, Suite 201, Dover, DE 19904	New Owner	051-01-0-021.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARY LEE WILLIS-TYUS F/K/A MARY WILLIS, A MARRIED WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MADISON SEPT 2016, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TRUSTEE OF THE MARY WILLIS LIVING TRUST U/A/D OCTOBER 20, 2016, WITH FULL POWER TO SELL, MORTGAGE, TRANSFER, AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County being Lot No. 27 on the Map of Due West Valley Acres, not of record in the 11th Civil District of said County, described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor, April 20, 1947, as follows:

Beginning at a point in the northerly margin of Due West Avenue, at the corner of Lots No. 26 and 27; thence with the line between said lots, northerly 500 feet to a point; thence easterly 151.02 feet to the corner of Lots No. 27 and 28; thence with the line between said lots southerly 500 feet to the northerly margin of Due West Avenue, westerly 100.07 feet to the beginning.

Being the same property conveyed to MARY WILLIS, A SINGLE WOMAN, by deed from GARY T. PARROTT AND MELINDA T. PARROTT, MARRIED, of record in Instrument No. 20040920-0112881, dated August 30, 2004, said Register's Office. The said, Mary Willis having married Robert Tyus and is now known as Mary Lee Willis-Tyus.

The undersigned, Robert Tyus, spouse of Mary Lee Willis-Tyus f/k/a Mary Willis, joins in the execution of this instrument for the purpose of conveying to the Grantee all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 832 Due West Avenue North, Madison, TN 37115.

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 representatives, forever, and GRANTOR does covenant 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 GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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 our hands on October 19, 2016.

Grantor:

Mary Lee Willis-Tyus

Mary Lee Willis-Tyus f/k/a Mary Willis

Grantor:

Robert Tyus

Robert Tyus

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MARY LEE WILLIS-TYUS F/K/A MARY WILLIS AND ROBERT TYUS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of October, 2016.

Will Kerby

Notary Public

My commission expires: _____

