P16-7823-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 559,300.00. Heather Wood Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF October, 2016 Notary Public MY COMMISSION EXPIRES: 3/7/2017 (AFFIX SEAL)
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	
Davidson County DEEDWARR Recvd: 10/21/16 10:49 3 pgs Fees:18.00 Taxes:2069.41 20161021-0111399	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dryden Architecture And Design, LLC		
2520 White Avenue	New Owner	118-02-0-245.00
Nashville, TN 37204-2728		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Linda L. Suddarth, Trustee of the Syler Family Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dryden Architecture And Design, LLC, a Tennessee limited liability company**

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 part of Lot Nos. 103 and 104, and part of the North 1/2 of Lot No. 105 on the Plan of George I. Waddy's Subdivision of Westwood of record in Plat Book 332, Page 99, in the Register's Office for Davidson County, Tennessee.

Said parcel fronts 125 feet on the easterly side of White Avenue and extends back 110.3 feet on the southerly line and 165 feet on the northerly line, to a dead line in the rear, measuring 136.78 feet thereon.

Included in the above description, but hereby excluded is that property conveyed to Mark A. Tucker, unmarried of record in Instrument No. 20020410-0044593, in said Register's Office, and further being described as follows:

Land in Davidson County, being Lot No. 1 on the Plan of the Resubdivision of Lots 104 and 105, George I. Waddy's Subdivision of record in Plat Instrument No. 20020307-00284452, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Syler Family Trust by Trustee's Quitclaim deed from Linda L. Suddarth, as Trustee of the Raymond Leon Syler Revocable Trust of record in Instrument No. 20090204-0009689 Register's Office for Davidson County, Tennessee, dated February 3, 2009 and recorded on February 4, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2514 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 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. 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 hand this the 17 day of October, 2016.

Syler Family Trust

Linda L. Suddarth, Trustee

Linda L. Suddarth, Trustee

Linda L. Suddarth, Individually

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Linda L. Suddarth** with whom I am personally acquainted and who upon his oath acknowledged herself to be the **Trustee** of the **Syler Family Trust** the within named bargainors, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Linda L. Suddarth** as such **Trustee**.

Witness my hand and seal this the 17 day of October, 2016.

My Commission expires 10/18/16

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda L. Suddarth** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and seal this the 17 day of October, 2016.

My Commission expires 10/18/16

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Kim Carter, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

