Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of January, 2017

Notary Public
Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

BILL GARRETT, Davidson County
Trans:T20170001271 DEEDWARR
Recvd: 01/05/17 14:22 2 pgs
Fees:13.00 Taxes:802.90
20170105-0001481

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dianne S. Mayo 225 Morton Avenue Nashville, TN 37211-2552	NEW OWNER	119-14-0-241.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Robert Weston Iler

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dianne S. Mayo, wife and Marable L. Mayo, Jr., husband

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 Lot No. 42 on the Plan of William Lee Subdivision of Roth Property of record in Plat Book 1130, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 42 fronts 60 feet on the southerly margin of Morton Avenue and extends back between parallel lines 185 feet to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Tara Hawley by Warranty deed from Robert J. Nevens, Jr., unmarried of record in Instrument No. 20050809-0094013 Register's Office for Davidson County, Tennessee, dated July 29, 2005 and recorded on August 09, 2005. (Value of consideration shown in aforementioned deed $111,900.00.)

Being the same property conveyed to Robert Westin Iler, an unmarried man by Warranty deed from Tara Hawley Carter, f/k/a Tara Hawley and husband, James Franklin Carter, III of record in Instrument No. 20150710-0067033 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 10, 2015. (Value of consideration shown in aforementioned deed $195,000.00.) Being also known as 225 Morton Avenue Nashville, Tennessee 372112552.

Hayes Perkinson Iler hereby joins in the execution of this deed to convey any and all marital rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 225 Morton Avenue, Nashville, TN 37211-2552.

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

Dated this the 3rd day of January, 2017.

Robert Weston Iler

Hayes Perkinsen Iler
HPI

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HPI
Robert Weston Iler and Hayes Perkinsen Iler
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 and official seal at Brentwood, Tennessee this 3rd day of January, 2017.

Notary Public
My Commission Expires: 1-13-20

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)