ADDRESS NEW OWNER: Eugenia/Winford Partners, a Tennessee joint venture

760 MELROSE AVENUE

NASHVILLE, TN 37211

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 118-8-201.00

BILL GARRETT, Davidson County
Trans:T20170006336 DEEDWARR
Recvd: 01/23/17 12:22 2 pgs
Fees:13.00 Taxes:3311.50
20170123-0007135

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Charles R. Tygard and Judy B. Tygard, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Eugenia/Winford Partners, a Tennessee joint venture** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lots Nos. 201, 202, 203 and 204 on the Revised and corrected pan of Thompson and Rings Subdivision of Edenwold Park, of record in Plat Book 332, Page 1543, Register's Office for Davidson County, Tennessee, to which plan and ordinance, reference is made for a more complete description.

Being the same property conveyed to Charles R. Tygard and wife, Judy B. Tygard, as to a one-half undivided interest and Mary Susan Freeman Trust, as to a one-half undivided interest, from Shirley S. Hames, unmarried, as to a 55% undivided interest, and Jim B. Smith, married, (and Dorothy P. Smith) as to a 45% undivided interest, by Warranty Deed recorded on October 8, 1996, in Book 10219, Page 281, Register's Office for Davidson County, Tennessee. See Quitclaim Deed recorded on April 4, 2003, in Instrument No. 20030404-0045078, said Register's Office wherein Mary Susan Freeman Trust by Dennis E. Wade, Trustee, conveyed the subject property to Charles R. Tygard and wife, Judy B. Tygard,

This is property with a common address of 2607 Winford Ave., Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same assumed by the Grantee.(2) Subject to all matters appearing on the Plan of record in Book 332, Page 29, Register's Office for Davidson County, Tennessee and Metro Ordinance 095-1543, Davidson County, Tennessee.(3) Subject to all matters appearing in an Agreement to construct and maintain roof and surface drainage system (perpetual covenant running with the land) in Book 6706, Page 186, and Book 7011, Page 91, said Register's Office.(4) Subject to all matters set forth in the Deed to Metro for sewer in Book 7681, Page 573, said Register's Office.(5) Subject to all matters set forth in the Amendment to Official Street & Alley Acceptance & Maintenance Map (Alley Closure) in Metro Ordinance No. 095-1543.(6) Subject to any easements retained by Metro pursuant to alley closure by Metro Ordinance No. 095-1543.(7) Subject to all matters appearing on the Survey dated October 31, 2016, by Cherry Land Surveying, Inc.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of January 2017.

Charles R. Tygard

Judy B. Tygard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles R. Tygard and Judy B. Tygard, husband and wife,** with whom I am personally acquainted, or who 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 office this 20th day of January 2017.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $895,000.00.

Affiant

Subscribed and sworn before me this 20th day of January 2017.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

File No. 1701K017