# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170060976 DEEDWARR
Recvd: 07/17/17 15:29 2 pgs
Fees:13.00 Taxes:2848.63
20170717-0071827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $769,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BONITA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 10, 2019

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 40 Burton Hills Blvd., Suite 200
Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Mary Philip | New Owner | 103-4-152 |
| (NAME) | (NAME) | |
| 4607 Utah Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20171590 |

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, I/we, **Sarah Lodge Tally and Earl Burton Tally, wife and husband**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mary Philip, unmarried**, hereinafter called the GRANTEE, her 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 the westerly 7.5 feet of Lot No. 3, all of Lot No. 4 and the easterly 10 feet of Lot No. 5, Block 11, on the Map of a Part of Sylvan Park, of record in Book 332, page 104, in Register's Office of Davidson County, Tennessee.

Said lot and parts of said lots adjoin and front together 67.5 feet on the south side of Utah Avenue, formerly 7th Avenue, and run back between parallel lines 160 feet, more or less, to an alley measuring 67.5 feet thereon.

Being the same property conveyed to Trey Tally, unmarried and Sarah Lodge, unmarried and as joint tenants with right of survivorship by deed from Elizabeth B. McGowin, unmarried, dated May 1, 2008, of record in Instrument No. 20080507-0047230, Register's Office for Davidson County, Tennessee. The subject property was further conveyed to Sarah Lodge Tally and Earl Burton Tally, wife and husband by deed from Trey Tally, unmarried and Sarah Lodge Tally, unmarried and as joint tenants with right of survivorship, dated December 21, 2016, of record in Instrument No. 20161222-0134549, Register's Office for Davidson County, Tennessee.

Trey Tally and Earl Burton Tally are one and the same person.

Sarah Lodge and Sarah Lodge Tally are one and the same person.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Book 332, page 104, Register's Office for said County; and (b) Restrictive Covenant for Detached Structure of record in Instrument No. 20111110-0088068, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 4607 Utah Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and I/we do covenant with the said GRANTEE that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

Witness our hands this 17th day of July, 2017

Sarah Lodge Tally

Earl Burton Tally

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sarah Lodge Tally and Earl Burton Tally, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of July, 2017.

Christine L Lind
Notary Public

My Commission Expires: 9.18.17

