BILL GARRETT, Davidson County
Trans: T20170063184 DEEDWARR
Recvd: 07/24/17 11:59 2 pgs
Fees: 13.00 Taxes: 1017.50

20170724-0074543

WARRANTY DEED

REBECCA SHIELDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2017.

Notary Public

My commission expires: 2/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Melissa Trent Morry Trent	New Owner	Map 116-12-0-K Parcel 002.00co
3902 Wallace Lane		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ryan W. Dyer, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Larry M. Trent and Melissa W. Trent, husband and wife

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2 of the Wallace Close Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for Wallace Close Condominiums, of record in Instrument No. 20041230-0155035, as amended in Instrument No. 20050301-0022155, and in Instrument No. 20050301-0022156, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan as set out on Exhibit "E" to the Master Deed of Wallace Close Condominiums, of record in Instrument No. 20041230-0155035, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Ryan W. Dyer, an unmarried man, by Deed dated September 19, 2008, from Brett Wheless (joined by his spouse, Laura A. Wheless), of record in Instrument No. 20080923-0096663, Register's Office for Davidson County, Tennessee.

THIS property is not now nor ever has been the principal residence of the Grantor or the Grantor's spouse.

THIS instrument is being executed on behalf of \Ryan W. Dyer, pursuant to a Power of Attorney executed by him on the 5th day of July, 2017, of record in Instrument No. 20170724-0074542, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "E" to the Master Deed of record in Instrument No. 20041230-0155035, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens. assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wallace Close Condominiums of record in Instrument No. 20041230-0155035, and as amended in Instrument No. 20050301-0022155, and in Instrument No. 20050301-0022156, Register's Office for Davidson County, Tennessee. (3) Restrictive Covenants contained in instrument of record in Book 1318, Page 332, Register's Office for Davidson County, Tennessee. (4) Easement for Sanitary Sewers and Storm Drainage of record in Book 6855, Page 856, Register's Office for Davidson County, Tennessee. (5) Easement for Water Mains as set out in the Contract of record in Book 1037, Page 572, Register's Office for Davidson County, Tennessee. (6) Subject to all matters shown on the Plan of record in Book 4350, Page 166, said Register's Office. (7) Charter of Wallace Close Condominium Owners Association, Inc., of record in Instrument No. 20050210-0015356, Register's Office for Davidson County, Tennessee. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable

This is improved (____) Unimproved (____) property, known as **3902 Wallace Lane, Nashville, TN 37215**

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 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/our hand(s) this 21st day of **July, 2017.**

Ryan W. Dyer by Allen Huggins - attorney in fact

Ryan W. Dyer by Allen Huggins, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of July, 2017, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Allen Huggins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Ryan W. Dyer,** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Ryan W. Dyer**, for the purpose therein contained, by signing the name of **Ryan W. Dyer,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of **July, 2017.**

Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.