Box 14
29910-4

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$417,000.00**. Affiant Subscribed and sworn to before me, this the 17th day of August, 2017. Notary Public My commission expires: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170071811 DEEDWARR
Recvd: 08/18/17 09:56 2 pgs
Fees:13.00 Taxes:1542.90
20170818-0084967

SHERRY D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

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
Brent Tymensky & **Susan Tymensky**	"NEW OWNER"	**116-12-0-145.00**
3824 Woodmont 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,

Joy S. Foote and Tyre W. Foote, wife and husband

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

Brent Tymensky and wife, Susan Tymensky

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. 8-B on the plan of Zone Lot Division of The Re-Subdivision of Block "G" Lots 7 & 8, Woodmont Lane Homesites of record in Plat Book 6900, Page 695, amending Plat Book 6900, Page 692, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joy S. Foote and Tyre W. Foote, wife and husband by Deed dated July 17, 2013, from Joanne C. Walker, unmarried of record in Instrument No. 20130718-0074193, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Tyre W. Foote, pursuant to a Power of Attorney executed by same on the 14th day of August, 2017, of record in Book *____, Page ____, Register's Office for Davidson County, Tennessee. * Instrument # 20170818-0084966

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 6900, Page 695, amending Plat Book 6900, Page 692, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2) **Said plat designates a common driveway with ingress and egress thereto, and stating each affected Owner shall be responsible for their proportionate share of maintenance of said driveway.**
3) **Restrictive Covenants as described on the plan of record in Plat Book 6900, Page 695, Register's Office for Davidson County, Tennessee.**
4) **Sewer and Drainage Easement to Metropolitan Government of record in Book 3913, Page 980, said Register's Office.**
5) **Water Main Contract of record in Book 1071, Page 420, said Register's Office.**
6) **Water Main Easements of record in Book 613, page 404 and in Book 924, Page 24, said Register's Office.**
7) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable**

This is improved (X) known as **3824 Woodmont 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 **17th** day of **August, 2017.**

Joy S. Foote

Joy S. Foote

Tyre W. Foote by Joy S. Foote Attorney-infact

Tyre W. Foote
By Joy S. Foote, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **August, 2017**.

Notary Public

My Commission Expires: 7-7-21

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Joy S. Foote,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Tyre W. Foote,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Tyre W. Foote** for the purpose therein contained, by signing the name of **Tyre W. Foote,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **August, 2017.**

Notary Public

My Commission Expires: 7-7-21

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY