RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179240

(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170075717 DEEDWARR
Recvd: 08/30/17 11:23 2 pgs
Fees: 13.00 Taxes: 1957.30
20170830-0089202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2017.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Suzanne S. Iler 102 Christopher Place, #5, Nashville, TN 37205		104 09 0F 005.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Twenty Nine Thousand and 00/100 Dollars ($529,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LYNETTE W. TOWNS AND BOBBY TOWNS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SUZANNE S. ILER, UNMARRIED,** hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5 of Christopher Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Ace, as shown on the Plan to the Master Deed Plat Book 5200, page 711, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Lynette W. Towns and Bobby Towns, wife and husband, by Warranty Deed from Mona Louise Van Dyke n/k/a Mona L. Carpenter, unmarried, dated 9/30/2016, recorded 10/7/2016, of record in Instrument #20161007-0106414, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Lee F. Van Dyke, by deed dated 3/26/1999, of record in Book 11422, page 6; further conveyed to Mona Louise Van Dyke by deed dated 9/23/2016, pursuant to Divorce Decree and Marital Dissolution, of record in Instrument #20160928-0102290, said Register's Office.

The address of the herein described property is believed to be 102 Christopher Place, #5, Nashville, TN 37205, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy,

the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of August, 2017.

Lynette W. Towns By Bobby Towns attorney in fact

LYNETTE W. TOWNS BY BOBBY TOWNS, ATTORNEY-IN-FACT

BOBBY TOWNS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Bobby Towns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of August, 2017.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 6-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Bobby Towns, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Lynette W. Towns and acknowledged that he executed the same as the free act and deed of the said Lynette W. Towns.

WITNESS my hand and seal, this the 28th day of August, 2017.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 6-20-2021