| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203<br>P17-23684 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,750.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF AUGUST, 2017.<br>Notary Public<br>MY COMMISSION EXPIRES: March 3, 2020<br>(AFFIX SEAL) |

BILL GARRETT, Davidson County
Trans: T20170078024 DEEDWARR
Recvd: 09/06/17 12:36 2 pgs
Fees: 13.00 Taxes: 398.68
20170906-0091646

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tywaska P. Ewin | NEW OWNER | |
| 166 Delvin Drive | | 16206033200 |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Thomas D. Tanner, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tywaska P. Ewin,**

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 Lot No. 16 on the Plan of Bess Estates, Section I of record in Plat Book 4460, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 16 fronts 74.34 feet on the Easterly margin of Delvin Drive and extends back 126.76 feet on the Northerly Line and 125.02 feet on the Southerly line to a dead line in the rear, measuring 88.07 feet thereon.

Being the same property conveyed to Thomas D. Tanner et us Karen J. Tanner by Warranty deed from Felix C. Whitmore, Jr. et ux Patricia R. Whitmore of record in Book 5103, page 379, Register's Office for Davidson County, Tennessee, dated December 31, 1976 and recorded on January 05, 1977. Further being the same property conveyed to William B. Bruce, Trustee by Quitclaim Deed from Karen J. Tanner of record in Book 5682, page 158, Register's Office for Davidson County, Tennessee, dated September 17, 1980 and recorded on November 20, 1980 and within the same deed the said William B. Bruce, Trustee conveyed his interest in the subject property to Thomas D. Tanner.

Carol E. Tanner joins in the execution of this instrument to convey her interest in the property as spouse of Grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **166 Delvin Drive, Antioch, TN 37013.**

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, their heirs and assigns forever; and we do covenant with 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 ~~our~~ hands this the _____ day of August, 2017.

Thomas D. Tanner

Carol E. Tanner

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 **Thomas D. Tanner and Carol E. Tanner** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31 day of August, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE