Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-1090HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of September, 2017.

Notary Public
Commission Expires: 11-20-18

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

Bill Garrett Davidson County
Batch# 6076 **DEEDWARR**
09/29/2017 02:40:43 PM 2 pgs
Fees: $13.00 Taxes: $340.40

20170929-0099995

Address of New Owner	**Send Tax Bills To:**	**Map & Parcel**
Tyler Rygmyr 107 Loring Ct. ~~217 Larkin Springs Road~~ ~~Madison, TN 37115~~ Nashville, TN 37220	New Owner	043-15-0-186.00

WARRANTY DEED

FOR AND IN 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,

James Elliott, Jr.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Rygmyr and Aaron Noffsinger, tenants in common

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 #1, on the plan as of record in Book 4270, Page 632, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin on the east margin of Larkin Springs Road and being the southwesterly corner of said tract, thence N 6 deg 10' E 100.0 feet along Larkin Springs Road to an iron pipe; thence S 84 deg 14' E 133.333 feet to a point; thence, S 6 deg 10' W 100.0 feet to a point; thence 84 deg 14' W 133.333 feet to the beginning point.

BEING the same property conveyed to James Elliott, Jr. by Warranty Deed from Gertie E. Butler, unmarried, dated 8/27/14 and recorded 8/29/14 in Instrument No. 20140829-0079214, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 217 Larkin Springs Road, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of September, 2017.

James Elliott Jr. by Thelma E Elliott attorney in fact
James Elliott, Jr., by Thelma E. Elliott, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Thelma E. Elliott, with whom I am personally acquainted and who proved herself to be the Attorney in Fact of James Elliott, Jr., the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 22nd day of September, 2017.

Brenda Huntsman
Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

BRENDA HUNTSMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY