WARRANTY DEED

Bill Garrett Davidson County
Batch# 28531 DEEDWARR
11/21/2017 10:28:33 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20171121-0119445

A-AT-17-2112

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adele B. Tyler	**New Owner**	
(NAME)	(NAME)	**104-15-0B-003.00**
709 Millstone Ln.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM A. TYLER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADELE B. TYLER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Winchester Condominiums of record in Plat Book 6200, Page 555, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description said Unit, and as described in Master Deed at Book 7088, page 131, said Register's Office.

Being the same property conveyed to Daniel E. Tyler and wife, Adele B. Tyler by Warranty deed from Marbut Glen Gaston, Jr., Trustee of record in Book 7368, page 891, Register's Office for Davidson County, Tennessee, dated January 23, 1987 and recorded on October 1, 1987.

Being the same property conveyed to William Tyler, unmarried by Quitclaim deed from Daniel E. Tyler and wife, Adele B. Tyler of record in Instrument No. 20110616-0046189 Register's Office for Davidson County, Tennessee, dated June 13, 2011 and recorded on June 16, 2011.

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable, but not delinquent.
- The premises herein insured is a condominium apartment established pursuant to 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 the 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 buildings 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 Winchester Condominiumsof record in Book 7088, Page 131, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 555, Register's Office for Davidson County, Tennessee.
- Charter for Winchester Place Condominiums of record in Book 11658, Page 928, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7088, Page 156, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2112 Blair Blvd. #3, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15 DAY OF NOVEMBER, 2017.

William A Tyler by PH Attorney in Fact
William A. Tyler by Paul Hinman 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, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM A. TYLER, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM A. TYLER.

Witness my hand and official seal, this the 15th of November, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212