WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7-6-2020

P-WT-17-4425-C302

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)
William Tyler	**New Owner**	
(NAME)	(NAME)	
P.O. Box 120772		**103-08-0A-056-00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **ANDREA RUTHERFORD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM TYLER, UNMARRIED,** 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 a certain Condominium Unit No. C-302, on the Plan of Westlawn Green, of record in Plat Book 5200, Pages 20 through 24, inclusive, as established under Master Deed of record in Book 5238, Page 863 in the Register's Office for Davidson County, Tennessee and subsequently amended at Book 5266, page 22, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrea Rutherford, a single woman by Warranty deed from Paul J. Collins, an unmarried man of record in Instrument No. 20120113-0003730 Register's Office for Davidson County, Tennessee, dated January 09, 2012 and recorded on January 13, 2012.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5200, Pages 20-24, inclusive;
- Master Deed of record in Book 5238, Page 863, as amended in Book 5266, Page 22;
- By-Laws of record in Book 5238, Page 872, as amended in Book 6748, Page 423;
- HOA Charter record in Book 5234, Page 719;
- Easement of record in Book 5238, Page 134, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4425 Westlawn Drive, Unit C302, Nashville, Tennessee 37209**.

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.

Bill Garrett Davidson County
Batch# 34361 DEEDWARR
12/07/2017 10:00:16 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20171207-0124825

Witness my/our hand(s) this the 1st DAY OF DECEMBER, 2017.

Andrea Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of December, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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