Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 40114 DEEDWARR
12/21/2017 09:09:43 AM 2 pgs
Fees: $13.00 Taxes: $873.20

20171221-0129874

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $236,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of December, 2017.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tyler Cothron	New Owner	Map 091-16-0-A Parcel 102.00co
102 Sylvan Glen Court		
Nashville, Tennessee 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bethany Claire Walker nka Claire Wiley, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Davis Cothron, unmarried

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 102 of Phase I, Sylvan Glen Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Sylvan Glen Condominiums, of record in Book 7249, Page 494, and as amended in Book 7346, Page 974, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Phase I, Sylvan Glen Condominium, for placement of Units, as shown on Exhibit "C" to the Master Deed of record in Book 7249, Page 494, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Bethany Claire Walker, unmarried, by Deed dated May 9, 2014 from April C. Pettit, unmarried, of record in Instrument No. 20140512-0040213, Register's Office for Davidson County, Tennessee. Bethany Claire Walker has since married and is now known as Claire Wiley.

Clint Hampton Wiley, spouse of the above named Claire Wiley, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record shown on Exhibit "C" to the Master Deed in Book 7249, Page 494, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all 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 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 building 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 Sylvan Glen Condominiums, of record in Book 7249, Page 494, and as amended in Book 7346, Page 974, said Register's Office. (3) By-Laws of Sylvan Glen Homeowners' Association, Inc. of record in Book 7249, Page 525, Register's Office for Davidson County, Tennessee. (4) Easement for Sewer of record in Book 682, Page 42, said Register's Office. (5) Charter of Sylvan Glen Homeowners' Association, Inc. of record in Book 7249, Page 490, Register's Office for Davidson County, Tennessee. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **102 Sylvan Glen Court, 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 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 my/our hand(s) this **18th** day of **December, 2017.**

Bethany Claire Walker nka Claire Wiley

Clint Hampton Wiley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Bethany Claire Walker, nka Claire Wiley, and Clint Hampton Wiley,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **December, 2017.**

Notary Public

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/9/21