THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF ~~DAVIDSON~~ WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 349,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF December, 2017 Notary Public MY COMMISSION EXPIRES: 03-08-21 (AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 43196 DEEDWARR
01/02/2018 11:20:08 AM 2 pgs
Fees: $13.00 Taxes: $1,291.30
20180102-0000311

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurya Tyler	First Community Mortgage	
506A Eastboro Drive	275 Robert Rose Drive	091130O00100
Nashville, TN 37209	Murfreesboro, TN 37129	
(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, WE, **New Tennessee Homes, Inc., a Tennessee corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maurya Avery Tyler, single woman**

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 Unit A, at 506A-506B Eastboro Drive Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Eastboro Drive Townhomes, of record in Instrument No. 20160808-0082369, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to James L. England and wife, Gladys N. England by Warranty deed from Fereydoon Gorjian and wife, Gladys N. England of record in Book 9497, page 653 Register's Office for Davidson County , Tennessee, dated October 14, 1994 and recorded on October 20, 1994. The said James L. England having since died 4/15/2012 vesting fee simple title unto the wife, Gladys N. England as surviving tenant by the entirety.

Being a portion of the same property conveyed to New Tennessee Homes, Inc by Warranty deed from Gladys N. England, unmarried of record in Instrument No. 20160613-0059699 Register's Office for Davidson County, Tennessee, dated June 9, 2016 and recorded on June 13, 2016.

Being a portion of the same property conveyed to New Tennessee Homes, Inc. by Quitclaim Deed from Gladys N. England, unmarried of record in Instrument No. 20160803-0080440 Register's Office for Davidson County, Tennessee, dated August 3, 2016 and recorded on August 3, 2016.

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 ( ) UNIMPROVED

(X) IMPROVED property known as **506A Eastboro Drive, Nashville, TN 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, 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 28th day of December, 2018.

New Tennessee Homes Inc.

BY: Richard Bryan

ITS: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Richard Bryan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of the maker, **New Tennessee Homes Inc.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 28th day of December, 2018.

My Commission expires 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY