WARRANTY DEED

Bill Garrett Davidson County
Batch# 69686 **DEEDWARR**
03/15/2018 01:58:05 PM 2 pgs
Fees: $13.00 Taxes: $2,053.50

20180315-0024621

Y-VRES-18-1802A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF MARCH, 2018.

Notary Public RYAN LUX

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 03-03-2020

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)
Tyler R. Ward	**United Wholesale Mortgage**	
(NAME)	(NAME)	
1802 A 7th Ave N	**1414 E. Maple Road**	**081-08-4F-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Troy, MI 48083**	
(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, **SHAMOLIE N. WYCKOFF, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER R. WARD, A SINGLE MAN,** 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 B of the Homes at 1802 7th Avenue North, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20140519-0042833, Register's Office for Davidson County, Tennessee and as depicted on Exhibit B of said Declaration, Covenants, Conditions and Restrictions, to which reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Shamolie N. Wyckoff, an unmarried woman by Warranty Deed from Grant Hammond, a married man, of record in Instrument No. 20141218-0115801, Register's Office for Davidson County, Tennessee, dated December 12, 2014 and recorded on December 18, 2014.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20140519-0042833, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20150526-0048364, 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: **1802 A 7th Ave N, Nashville, Tennessee 37208**.

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 12th DAY OF MARCH, 2018.

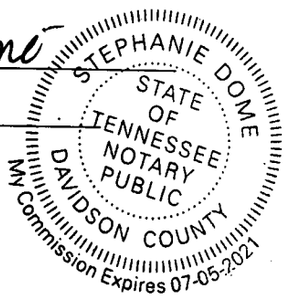
Shamolie N. Wyckoff by Laura Mitchell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 SHAMOLIE N. WYCKOFF, and who acknowledged he/she/they executed the same as the free act and deed of the said SHAMOLIE N. WYCKOFF.

Witness my hand and official seal, this the 12th of March, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212