RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810369

Bill Garrett Davidson County
Batch# 81500 DEEDWARR
04/17/2018 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,131.46
20180417-0035832

WARRANTY DEED

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,800.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2018.

NOTARY PUBLIC

My commission expires: 5-6-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard A. Frank 2504 Western Hills Nashville, TN 37214	Guaranty Trust Co 3500 Parkway Lane Suite 45 Norcross, GA 30092	073 03 0 050.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifteen and 00/100 Dollars ($315.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BENNETT E. TYLER AND WIFE, PAQUITA C. TYLER,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HOWARD A. FRANK, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot 36 on the Plan of Section 1, Sutherland Heights, of record in Plat Book 2663, Page 18, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Bennett E. Tyler, unmarried by deed from Cleta W. Waddell, a widow, by deed dated December 6, 2006 and recorded on December 12, 2006 and recorded at Instrument #20061212-0153031, Register's Office for Davidson County, Tennessee. The said Bennett E. Tyler is now married to Paquita C. Tyler. Paquita C. Tyler hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

The address of the herein described property is believed to be 2504 Western Hills, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of April, 2018.

BENNETT E. TYLER

PAQUITA C. TYLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

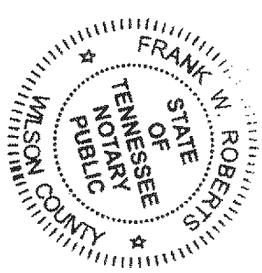
Personally appeared before me, a Notary Public, Bennett E. Tyler and Paquita C. Tyler , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of April, 2018.

Notary Public

Frank W. Roberts
Printed Notary Name

My commission expires: 5/6/21



Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 9-7-20

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020