BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 184445 **DEEDWARR**
01/16/2019 11:52:35 AM 2 pgs
Fees: $13.00 Taxes: $1,004.55

20190116-0004550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,500.00

Brenda D. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF January, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. Thomas and Brenda D. Thomas	New Owner	
(NAME)	(NAME)	
9316 Chesapeake Dr.		146-12-0-168.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **JOHN THOMAS TYNER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH L. THOMAS AND BRENDA D. THOMAS, HUSBAND AND WIFE,** 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 Lot No. 76 on the Revised Subdivision of Creivewood as of record in Book 2330, Page 90 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from M. T. Melvin and wife, Mary S. Melvin to Jack W. Tyner and wife, Shirley H. Tyner as recorded in Deed Book 2633, Page 51, in the Register's Office of Davidson County, Tennessee. Jack W. Tyner and Shirlie Tyner divorced June 27, 1972, pursuant to Decree in No. 64178, in the Fourth Circuit Court of Davidson County, Tennessee, property was vested in the parties as Tenants in Common, each with a 50% undivided interest.

Shirlie A. Hollins fka Shirlie H. Tyner (erroneously spelled Shirley in Deed Book 2633, page 5) died testate April 26, 2001, leaving her 50% interest to Sharon A. Armer, pursuant to the Will of Shirlie A. Hollins probated, in the Probate Court for Rutherford County, Tennessee, at Murfreesboro and filed of record in Instrument No. 20021015-0126909, said Register's Office. Sharon Anne Armer conveyed her 50% interest by Quitclaim Deed to Thomas Mimms Tyner, as recorded on the 10th day of January, 2005 in Instrument No. 20050110-0003398, said Register's Office.

Jack W. Tyner died testate on October 20, 2007, Thomas M. Tyner is the devisee of the 50% undivided interest of in said property under the Will of Jack W. Tyner probated under Docket No. 07P1800, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and by Affidavit of Heirship of record in Instrument No. 20080507-0046847, said Register's Office.

Thomas Mimms Tyner died intestate on May 3, 2018. John Thomas Tyner is his sole Heir at Law, pursuant to Affidavit of Heirships of record in Instrument No. 20190116-0004548 **and Instrument No.** 20190116-0004549 **, said Register's Office.**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 381 Barrywood Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 15 day of January, 2019

JOHN THOMAS TYNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 15 day of January, 2019.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

Notary Public