(1)

ADDRESS NEW OWNER: Jennifer D. Wileman
6741 Currywood Dr.
Nashville, TN 37205

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

SEND TAX BILL TO: New Owner

Karen Johnson Davidson County
Batch# 272246 DEEDWARR
08/16/2019 08:26:14 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20190816-0081965

MAP-PARCEL NOS. 115-06-0-022.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Charlie R. Tygard, Jr. and Judy Tygard, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jennifer D. Wileman, a married woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section Two, West Meade Hills, of record in Book 2900, Page 98, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Charlie R. Tygard, Jr., and Judy Tygard, husband and wife, from Susan Pritchett Allison, an unmarried woman, by Warranty Deed recorded on April 4, 2017, in Instrument No. 20170404-0032756, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit at Instrument No. 20170406-0033786, said Register's Office.

This is property with a common address of 6741 Currywood Drive, Nashville, TN 37205.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 2900, Page 98, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 2nd day of August 2019.

X _____ X _____

Charlie R. Tygard, Jr. Judy Tygard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charlie R. Tygard, Jr. and Judy Tygard, husband and wife** , with whom I am personally acquainted, or who 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 office this 2nd day of August 2019.

_____

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $530,000.00.

_____

Affiant

Subscribed and sworn before me this 2nd day of August 2019.

_____

Notary Public
My Commission Expires: _____

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

File No. 1907K158