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WARRANTY DEED

Karen Johnson Davidson County
Batch# 276280 DEEDWARR
08/26/2019 10:08:23 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20190826-0085388

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Lynn Sylvis and Sandra Elizabeth Lee	SAME	142-07-0C-105.00CO
(NAME)	(NAME)	
229 Myhr Green		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Margaret Nelson and Nancy N. Moore, joint tenants with the right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas Lynn Sylvis and Sandra Elizabeth Lee, 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 Unit 105 on the Plan of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (TCA Section 66-27-101 through 66-27-123; herein referred to as the "ACT" and provisions of the Master Deed for Ashley Green, of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 44, said Register's Office.

Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312 and further amended in Instrument No. 20111101-0084880, said Register's Office (collectively the "Master Deed") , to which Master Deed reference is here made for a more complete and accurate description of said unit, to which reference is hereby made for a more complete and accurate legal description.

TOGETHER with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Cranston J. Nelson and wife, Margaret Nelson and Nancy N. Moore, joint tenants with right of survivorship by deed from James L. Mathews and wife, Wanda Phillips Mathews of record in Instrument No. 20130611-0059480, Register's Office for Davidson County, Tennessee. The said Cranston J. Nelson has since died on August 17, 2018 and is survived by his wife, Margaret Nelson and Nancy N. Moore.

unimproved ☐

This is improved ☑ property, known as 229 Myhr Green, Nashville, TN 37221
(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/our hands this 22nd day of August, 2019.

Margaret Nelson

Margaret Nelson

Nancy N. Moore

Nancy N. Moore

State of Tennessee
County of Davidson

On this 22nd day of August, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Margaret Nelson and Nancy N. Moore, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 22nd day of August, 2019.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 19-Sylvis