Prepared by:
Centennial Title Company, Inc.
#20-1016
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File

Karen Johnson Davidson County
Batch# 350359 DEEDWARR
01/29/2020 03:29:03 PM 2 pgs
Fees: $13.00 Taxes: $601.25

20200129-0010809

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tyler Lance, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric L. Wyse, married and Lester Ray Wyse, married, as tenants in common with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Lee

Land in Davidson County, Tennessee, being Unit No. 20, as shown on the Plat of Rock Harbor Condominium, of record in Book 6153, pages 463-466, Register's Office for said County, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all described in Book 6153, page 421, et. seq., as amended in Book 6162, pages 251-270, said Register's Office, to which reference is hereby made for a more particular description.

Being the same property conveyed to Tyler Lance, married by deed from Charles David Blackwood, unmarried, dated August 12, 2019, of record in Inst. No. 20190813-0080617, Register's Office for Davidson County, Tennessee. The subject property was not the residence of the Grantor's spouse or issue.

Being the same property conveyed to Charles David Blackwood, unmarried by deed from W. Kirby Davis, Jr. and wife, Anne A. Davis, dated October 15, 2004, of record in Inst. No. 20041019-0125730, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 515 Basswood Avenue #A20, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JW-FR-19-515A20

WITNESS THE EXECUTION HEREOF this 23rd day of January, 2020.

Tyler Lance

State of Tennessee)
County of Davidson)

On this 23rd day of January, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tyler Lance and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/9/22

ANGELA L. ROSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 162,500.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of January, 2020.

Notary Public

My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Eric Wyse & Lester Ray Wyse **515 Basswood Avenue #A20** **Nashville, TN 37209**	NEW OWNER	**090-11-0A-020.00**