Karen Johnson Davidson County
Batch# 376247 DEEDWARR
03/23/2020 02:43:30 PM 2 pgs
Fees: $13.00 Taxes: $1,324.60

20200323-0031562

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is
$358,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of March, 2019.

Notary Public

My commission expires:

(AFFIX SEAL)

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number:
CHRISTOPHER K. TYLER AND VALERIE A. TYLER	SWBC Mortgage	**131-05-0C-118.00 CO**
118 Forest Place Circle	9311 San Pedro #100	
Nashville, TN 37215	San Antonio TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

IVY PIERCE AND DAVID G. PIERCE, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTOPHER K. TYLER AND VALERIE A. TYLER, 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:

Land in Davidson County, Tennessee, being a part of the Hillsborough Condominium tract as shown on a plat of record in Plat Book 6250, page 699, Register's Office for Davidson County, Tennessee, said part being Unit No. 118, as shown on the site plan attached as Exhibit "B" to the Master Deed Establishing a Horizontal Property Regime with respect to The Hillsborough Condominiums, of record in Book 6822, page 721, said Register's Office, and to which plat and Master Deed reference is hereby made for a more complete description.

Being the same property conveyed to IVY PIERCE AND DAVID G. PIERCE, WIFE AND HUSBAND, by deed from KENDALL CLARK JONES, TRUSTEE OF THE UNNAMED FAMILY TRUST U/A/D SEPTEMBER 2, 1992, of record in Instrument No. 20160803-0079940, dated July 27, 2016 said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 118 Forest Place Circle, Nashville, TN 37215.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 hand(s) this 16th day of March, 2020.

IVY PIERCE

DAVID G. PIERCE

State of Tennessee)

County of Davidson)

On this 16th day of March, 2020, before me personally appeared, **IVY PIERCE AND DAVID G. PIERCE, WIFE AND HUSBAND,** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 5-9-2023

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY