THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29054

Karen Johnson Davidson County
Batch# 473038 **DEEDWARR**
09/10/2020 11:02:19 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20200910-0103189

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 2020

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler Blystone	Pinnacle Bank	MAP
7651 Charlotte Pike	150 3RD Ave. South, Ste 1000	PARCEL 114-00-0-088.00
Nashville, TN 37209	Nashville, TN 37201	
(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, **Christopher D. Corby and wife, Mary L. Corby**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler Blystone and Eleanor Blystone, 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 Three of Corby' s Three Lot subdivision, as of record in Instrument Number 20111122-0091434, Register' s Office of Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron pin found at the Southeast corner of lot 52 of Thousand Oaks Estates subdivision of record in plat Book 3700, Page 83, R.O.D.C, and being in the Westerly right-of-way line of Forrest Valley drive; thence, with the Westerly right-of-way line of Forrest Valley Drive, 75.44 feet along a curve to the left, having a radius of 925.40 feet, with a chord bearing of South 23 degrees 37 minutes 34 seconds West, and a chord distance of 74.41 feet, to an iron pin set;

Thence, leaving said right-of-way, North 69 degrees 32 minutes 46 seconds West, 138.00 feet to an iron pin found; thence, South 60 degrees 45 minutes 31 seconds West 178.23 feet to a concrete monument found; thence, South 61 degrees 59 minutes 14 seconds West, 93.39 feet to an iron pin found; Thence, North 45 degrees 20 minutes 48 seconds West, 74.75 feet to an iron pin set at the Southwest corner of lot two; thence, with the South line of lot two, north 48 degrees 51 minutes 04 seconds East, 443.47 feet to an iron pin set in the Westerly line of Thousand Oaks Estates Subdivision; Thence, with the Westerly line of Thousand Oaks Estates subdivision, South 18 degrees 42 minutes 31 seconds East, 6.67 feet to an iron pin set; thence, South 15 degrees 47 minutes 02 seconds East, 163.72 feet to a concrete monument found; Thence, South 66 degrees 13 minutes 05 seconds East, 74.74 feet to the point of beginning containing 56,405 square feet or 1.29 acres more or less.

Being the same property conveyed to Christopher D. Corby and wife, Mary L. Corby by Warranty deed from Gloria G. Glick and Rolanda R. DeBerry and Robert E. Urban of record in Instrument No. 20110425-0031329 Register's Office for Davidson County, Tennessee, dated April 22, 2011 and recorded on April 25, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **7651 Charlotte Pike, 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 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 _____ hand( ) this the 9th day of September, 2020.

Christopher D. Corby

Mary L. Corby

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 **Christopher D. Corby** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of September, 2020.

My Commission expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

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 **Mary L. Corby** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of September, 2020.

My Commission expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public