Karen Johnson Davidson County
Batch# 743183 DEEDWARR
10/25/2021 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20211025-0143247

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

T-TAG-21-01601

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Austin Tyler and Kayla E. Tyler	SECURITY NAT'L MORTGAGE CO	
(NAME)	(NAME)	172-08-0A-111.00-CO
1601 Hunters Branch Road	5201 S. GREEN STREET STE 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	MURRAY, UT 84123	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL R. WHITE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUSTIN TYLER AND KAYLA E. TYLER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Hunters Branch, Section 2-A of record in Book 6250, Page 819 and amended in Book 6815, Page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 111 fronts 91.93 feet along the Westerly margin of Hunters Branch Road and extends back 108.66 feet on the Northerly line and 91.96 feet on the Southerly line to a dead line in the rear measuring 66.13 feet thereon.

Being the same property conveyed to Michael R. White, a widower by Quitclaimdeed fromMichael R. White, individually and as surviving spouse of Grace J. White, of record in Instrument No. 20190604-0052885 Register's Office for Davidson County, Tennessee, dated May 29, 2019 and recorded on June 04, 2019. The said Grace J. White having since died on May16, 2019.

Being the same property conveyed to Michael R. White and his wife, Grace J. White by Warranty deed from Philhall Corporation of record in Book 7132, page 574, Register's Office for Davidson County, Tennessee, dated February 06, 1987 and recorded on February 10, 1987.

NOTE: WANDA J. NETHERTON JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 819, as amended in Book 6815, Page 77, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6601, Page 7, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws for Homeowners Association of record in Book 6632, Page 429, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Book 6632, Page 424, as amended in Book 8923, Page 318, in the Register's Office for Davidson County, Tennessee.

- Conveyance of Common Area to Homeowners Association of record in Book 6612, Page 885, in the Register's Office for Davidson County, Tennessee.
- Deed(s) of Conveyance to Metro Government for Water Main and Gravity Sewer of record in Book 7893, Page 324, Book 7893, Page 403 and Book 7893, Page 407, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1601 Hunters Branch Road, Nashville, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 19 DAY OF OCTOBER, 2021.

Michael R. White

Wanda J. Netherton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL R. WHITE AND WANDA J. NETHERTON, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of October, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/22/2021 (date of document).

Affiant Signature

10/22/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22nd day of October, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025