WARRANTY DEED

Karen Johnson
Batch # 1121493
04/10/2024 02:21:49 PM
Fees: $13.00 Taxes: $2,525.25

Davidson County
DEEDWARR
2 pgs

20240410-0025533

File #24-TC-1659-P

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $682,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 2024.

Notary Public
MY COMMISSION EXPIRES: 07/09/24

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

~~Return to:~~
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
~~FILE #:~~ B-KU-24-1659

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Tyler, Valerie Tyler, and Grace Tyler	SWBC Mortgage Corp.	
(NAME)	(NAME)	
4149 Glenhurst Ln	9311 San Pedro #100	**091 03 0B 018.00**
(ADDRESS)	(ADDRESS)	
Frisco, TX 75033	San Antonio, TX 78216	
(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,

DARRELL URBAN, A SINGLE MAN, AND GREGORY E. HARRIS, A SINGLE MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

GRACE TYLER, A SINGLE WOMAN, AND CHRISTOPHER TYLER AND VALERIE TYLER, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

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 Unit No. 18 of Silo Bend Homes, a Horizontal Property Regime with Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180709-0066260, amended in Instrument No. 20180814-0080169, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D" to said Declaration and the By-Law appended thereto as Exhibit "B', said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Darrell Urban, a Single Man, and Gregory E. Harris, a Single Man, Tenants in Common with the Right of Survivorship, by Warranty Deed from Silo Bend Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201026-0123921, in the Register's Office of Davidson County, Tennessee, dated October 21, 2020 and recorded on October 26, 2020.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R. Manuel - Centennial Phase II, as recorded in Instrument No. 20180621-0059910.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180627-0062234, as Supplemented in Instrument No. 20190611-0056002, as Amended in Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180709-0066260, as Amended in Instrument No. 20180814-0080169.
* Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20160811-0083633 and Instrument No. 20171106-0114060.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No's. 20171211-0125932, 20180502-0041506, 20180518-0047890 and 20180719-0070539.
* Easement for Flowage, recorded in Book 2245, Page 317.
* Easement for Pipe Line, recorded in Book 2925, Page 234.
* Easement for Right of Way, recorded in Book 972, Page 393, Book 981, Page 650, Book 1237, Page 141, Book 3674, Page 218, Book 3804, Page 55, Book 5121, Page 950 and Instrument No. 20130204-0011240.
* Easement for NES, recorded in Instrument No. 20190308-0021263 and Instrument No. 20190308-0021265.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1659 54th Avenue North, 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(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 8th day of April, 2024.

Darrell Urban

Gregory E. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2024, before me personally appeared Darrell Urban, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of April, 2024.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

On this 8th day of April, 2024, before me personally appeared Gregory E. Harris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of April, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027