File No. 250602882

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,690.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 9/26/08
(AFFIX SEAL)

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/10/05 14:31 2 pgs
Fees:13.00 Taxes:590.85
20050810-0094938

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rocky D. Pyburn	Rocky D. Pyburn	Map 149-010, Parcel 64.00
(NAME) 5108 Pebble Creek Drive	(NAME) 5108 Pebble Creek Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch TN 37013	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Kimberly Ann Little and Nicholas James Little, wife and husband, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rocky D. Pyburn and wife, Denise L. Pyburn, HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 89, Oakwood Subdivision, Phase Six, Section Two, as shown by plat of record in Plat Book 7900, Page 626, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kimberly Ann Little and husband, Nicholas James Little, by Deed from Robert E. Babcock, Trustee, U/A/D July 8, 1996 of the Babcock Revocable Living Trust Agreement, dated July 26, 2002, filed for record on July 30, 2002, in Instrument Number 200207300091133, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5108 Pebble Creek Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 28th day of July, 2005.

Kimberly Ann Little
By Violet Murphy attorney in fact

Nicholas James Little
By Violet Murphy attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

On this the 28th day of July, 2005, before me personally appeared Vicki Murphy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kimberly Ann Little and husband, Nicholas James Little, and who acknowledged that she executed the same as the free act and deed of the said Vicki Murphy by virtue of that Power of Attorney, duly executed by the said Kimberly Ann Little and husband Nicholas James Little and appearing of record in Book _____, Page _____, of Register's Office of Davidson County, Tennessee. 20050810-0094936 & 20050810-0094937

Witness my ~~hand~~ and official seal at Brentwood, Tennessee, this 28th day of July, 2005.

NOTARY PUBLIC
STATE OF TENNESEE
COUNTY OF: Williamson
MY COMMISSION EXPIRES: 3-25-06

MICHELLE MARIE MONTAGUE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

File Number: 250602882

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027