Davidson County DEEDWARR
Recvd: 08/18/05 08:48 2 pg
Fees:13.00 Taxes:627.15

20050818-0098097

File No. 250701622

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Pyle	GMAC Mortgage	Map 151-09-0-A
(NAME) 4429 Benchmark Drive	(NAME) P.O. Box 4025	Parcel 202.00 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Coraopolis, PA 15108-6942	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **Timothy Craig Evans, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad Pyle and Jessica Pyle, 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 all of Lot No. 202, on the Final Plat, Phase 2, Section 1, Long Hunter Chase, as shown by plat appearing of record in Plat Book 7900, Pages 763 and 764, as corrected by Surveyor's Certificate of Correction of record in Book 9473, Page 43, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Timothy C. Evans and wife, Sherri B. Evans by Warranty Deed dated June 26, 1997 of record in Book 10513, Page 522, and being further conveyed to Timothy Craig Evans by Quitclaim Deed dated March 6, 2005 of record in Instrument No. 20050307-0024865, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 9430, Page 251 and in Book 9534, Page 938; Charter of record in Book 9433, Page 953; Water and Sewer Easement of record in Book 9988, Page 821 and in Book 9988, Page 793; Quitclaim Deed to Homeowners' Association for Common Area of record in Book 9432, page 792; Transmission Line Easement of record in Book 2336, Page 532 and in Book 4428, Page 568; Drainage Easement of record in Book 4717, page 515; all matters shown on plat of record in Plat Book 7900, Pages 763 and 764, as corrected by Surveyor's Certificate of Correction of record in Book 9473, page 43, all in the 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 4429 Bench Mark 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 my/our hand(s) this 15th day of August, 2005.

Timothy Craig Evans

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Timothy Craig Evans, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of August, 2005.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 250701622

RETURN TO:

Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076