**Return to: Box 10-B
Cohen & Cohen

File No. 28030048

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

WARRANTY DEED

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,145.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: April 7 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Avalyn Lightell	Capital Mortgage Finance	
(NAME)	(NAME) Corp.	061-15-0-151.00
1121 Sunnymeade Drive	6310 Stevens Forest Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Columbia, MD 21046	
(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, **Danny Tansil and wife, Diane Tansil,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Avalyn Lightell,** 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. 27, Block B on the Plan of Sunnymeade Subdivision, as of record in Plat Book 843, Pages 4 and 5, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Danny Carl Tansil and wife, Dianna Marie Tansil by Deed dated May 4, 1973 from William R. Dalton and wife, Marie E. Dalton of record in Deed Book 4708, page 365, Register's Office for said County.

Subject to all matters as set forth per Plat Book 843, Pages 4 and 5, Register's Office of said County.

Danny Tansil and Danny Carl Tansil are one and the same person.
Diane Tansil and Dianna Marie Tansil are one and the same person.

Davidson County DEEDWARR
Recvd: 03/24/08 13:44 2 pgs
Fees:13.00 Taxes:840.44
20080324-0029057

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 1121 Sunnymeade Drive, Nashville, TN 37216
(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 hands this 21st day of March, 2008.

Danny Tansil

Diane Tansil

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Danny Tansil and wife, Diane Tansil the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of March, 2008.

Commission expires: April 7 2009

Notary Public

File Number: 280300484

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Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

