20B

File No. 280500064

WARRANTY DEED

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-1-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas D. Lyle	7232 Swift Road	Map 53.09 Parcel 49.00 & 50.00
(NAME) 1504-1506 and 1508-1510 East Cedar Lane	(NAME) Greenbrier, TN 37073	Davidson County DEEDWARR Recvd: 05/16/08 11:10 2 pgs Fees:13.00 Taxes:976.80 20080516-0050543
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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,

David W. Blankenship, Jr. and wife, Belinda Blakenship,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Thomas D. Lyle and Pandora S. Winfrey, both unmarried,

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:

Tract No. 1:
1504 – 1506 East Cedar Lane, Madison, TN 37115 (Map 53 -09, Parcel 49.00)

LAND in Davidson County, Tennessee, BEING Lot No. 17, on the Plan of Neely's Bend Subdivision, Section Two, of record in Plat Book 5190, Page 178, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to David W. Blankenship, Jr. and wife, Belinda Blankenship by Warranty Deed dated December 22, 1997, from Glen E. Tidwell and wife, Beauna Tidwell, of record in Book 10732, Page 712, Register's Office for Davidson County, Tennessee.

Tract No. 2:
1508 – 1510 East Cedar Lane, Madison, TN 37115 (Map 53 -09, Parcel 50.00)

LAND in Davidson County, Tennessee, BEING Lot No. 18 on the Plan of Neely's Bend Subdivision, Section Two, as of record in Book 5190, Page 178, Register's Office for Da vidson County, Tennessee, described as follows:

SAID Lot No. 18 fronts 97.0 feet on the Northwesterly margin of East Cedar Lane and runs back between parallel lines 155.0 feet to a rear line.

BEING the same property conveyed to David W. Blankenship by Wa rranty Deed dated December 31, 1981, from Edward J. Stone and wife, Helen E. Stone, of record in Book 5840, Page 211, Register's Office for Davidson County, Tennessee.

David W. Blankenship, Jr. being one and the same person as David W. Blankenship.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrict ive covenants of record.

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 1504-1506 and 1508-1510 East Cedar Lane, Madison, TN 37115
(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 14th day of May, 2008.

David W. Blankenship Jr.

Belinda Blankenship

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David W. Blakenship Jr. and wife, Belinda Blakenship 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of May, 2008.

Commission expires: 12-1-10

Notary Public

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
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RETURN TO:
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