20B

File No. 280600080

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/08 14:36 2 pgs
Fees:13.00 Taxes:425.50
20080611-0060364

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-7-11
(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 Darrel Lyle	SAME AS NEW OWNER	**MAP 61-02** **PARCEL: 64.00**
(NAME)	(NAME)	
7232 Swift Road		
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073		
(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,

Cavit Cheshier as Trustee of The Blakemore United Methodist Church, a Tennessee Corporation,

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

Thomas Darrel Lyle, Unmarried and Pandora S. Winfrey, 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:

LAND in Davidson County, Tennessee, Being Lot No. 299 on the Plan of Gra-Mar Acres, Section 6, 1st Addition, as of record in Book 2663, Page 34, Register's Office for Davidson County, Tennessee.

SAID Lot No. 299 fronts 149.47 feet on the Westerly side of Graycroft Avenue and runs back 131.74 feet on the Northerly lot line and 277.61 feet on the Southerly lot line to a broken line in the rear which measures a total of 204.75 feet thereon.

BEING the same property conveyed to Blakemore United Methodist Church, a Tennessee Corporation by Quitclaim Deed dated April 4, 2008, from SunTrust Bank, Trustee under Will of Clarice B. Morton, of record by Instrument No. 20080404-0034179 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive 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 **4423 Graycroft Avenue, 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 hand this the 10th day of June, 2008.

Blakemore United Methodist Church

By: Cavit Cheshier TRUSTEE

Cavit Cheshier, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cavit Cheshier with whom I am personally acquainted and who proved himself to be the Trustee of Blakemore United Methodist Church, a Tennessee Corporation, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this the 10th day of June, 2008.

Commission expires:
11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Mary Birthright
Notary Public

File Number: 280600080

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072