BILL GARRETT, Davidson County
Trans:T20120057392 DEEDWARR
Recvd: 08/03/12 09:50 2 pgs
Fees:13.00 Taxes:140.60

20120803-0068919

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant

Subscribed and sworn to before me, this 3RD DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Darrel Lyle and wife, Pandora Sue Lyle	Same as new owner	05312002100
	(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 hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Allene B. Taylor, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas Darrel Lyle and wife, Pandora Sue Lyle, hereinafter called the Grantees, their heirs and assigns, that 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. 13 OF BLOCK "D" ON THE MAP OF LIFE & CASUALTY INSURANCE COMPANY'S 3RD SUBDIVISION OF RECORD IN BOOK 974, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JAMES L. TAYLOR AND WIFE, ALLENE B. TAYLOR BY QUITCLAIM DEED FROM JAMES L. TAYLOR, TO CREATE A TENANCY BY THE ENTIRETY, OF RECORD BY INSTRUMENT NO. 20040706-0079990, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JAMES L. TAYLOR HAVING SINCE DIED.

SANDRA JONES EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ALLENE TAYLOR PURSUANT TO POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20120803-0068918, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALLENE TAYLOR AND ALLENE B. TAYLOR BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 119 Hamblen Avenue, Old Hickory, TN 37138
(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 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 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 3rd day of August, 2012.

WARRANTY DEED
(Continued)

Allene B Taylor
Allene B. Taylor aka Allene Taylor

By: Sandra Jones Attorney-in-Fact
Sandra Jones, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 3rd day of August, 2012, before me personally appeared Sandra Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Allene B.Taylor aka Allene Taylor and acknowledged that such person executed the same as the free act and deed of Allene B. Taylor aka Allene Taylor.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-3-15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072