BILL GARRETT, Davidson County
Trans:T20130010009 DEEDWARR
Recvd: 02/05/13 14:57 2 pgs
Fees:13.00 Taxes:140.60
20130205-0012061

Prepared By & Return To:
Tennessee Title Services, LLC
131 Saundersville Rd, Suite 212
Hendersonville, TN 37075
13-0019HV

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Barry W. Bethel
Affiant

ANGELA A. RAMSEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires April 23, 2014

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of January, 2013.

Notary Public
Commission Expires: 4/23/2014

Address of New Owner	Send Tax Bills To:	Map & Parcel
Barry W. Bethel 420 Walton Lane J38 Madison, TN 37115	OWNER 830 BROOKHOLLOW NASHVILLE TN 37205	051.15-0A- 038.00CO

WARRANTY DEED

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/WE,

Grady Pauline Lyles, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barry W. Bethel

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 the 11th Civil District of Davidson County, Tennessee, being Lot No. J 38 on the Plan of Quail Creek Condominiums, of record in Plat Book 6328, Page 89-90, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grady Pauline Lyles, an unmarried woman by Warranty Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, dated May 10, 2004 and filed for record May 20, 2004 in Instrument No. 200405200059386, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 420 Walton Lane J38, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of January, 2013.

Grady Pauline Lyles
Grady Pauline Lyles

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Grady Pauline Lyles** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 31st day ~~of January~~, 2013.

Angela A. Ramsey
Notary Public
My Commission Expires: 4/23/2014

(Notary Seal)

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014