# WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20130048058 DEEDWARR
Recvd: 06/10/13 09:45 2 pgs
Fees:13.00 Taxes:109.15
20130610-0058490

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jorge Chacon | Jorge Chacon | 04405018100 and 04405018200 |
| (NAME) | (NAME) | |
| 8171 Bonnafair | 8171 Bonnafair | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Hermitage, TN 37076 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Betty Sue Kyle, unmarried, as Devisee under the Last Will and Testament of Charles R. Kyle, deceased and as Personal Representative of Estate of the said Charles R. Kyle aka Charles Robert Kyle, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JORGE CHACON, HEREINAFTER CALLED THE GRANTEE , HIS 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, DESCRIBED AS FOLLOWS:

**TRACT NO. I:** Being part of Lots Nos. 16, 17, 18 and 19 on the Map of Hadley's Subdivision, Old Hickory, Tennessee, as of record in Book 547, Page 125, Register's Office for Davidson County, Tennessee and described according to a survey by John M. Sullivan, County Surveyor dated 2/16/46, as follows: BEGINNING at the northwest corner of Bridgeway Avenue and Robinson Avenue, said point being 14.4 feet south of the corner of Lots Nos. 18 and 19; thence with the northerly margin of Bridgeway Avenue, westwardly 22.8 feet to the southeast corner of the property conveyed to H. C. Travis and wife, by deed from J. T. Snoddy and wife of record in Book 1372, Page 494, Register's Office for Davidson County, Tennessee; thence with said Travis' easterly line, northwardly 106 feet to a stake; thence eastwardly 21 1/2 feet to the westerly margin of Robinson Avenue; thence with said Avenue, southwardly 114.4 feet to the beginning.

**TRACT NO. II:** Being parts of Lots Nos. 16, 17, 18 and 19 on the Map of Hadley's Subdivision of record in Book 547, Page 125 in the Register's Office for Davidson County, Tennessee and described according to a survey by John M. Sullivan, County Surveyor dated 2/16/46 as follows: BEGINNING on the northerly margin of Old Hickory Boulevard, formerly Bridgeway Avenue, at a point 22.8 feet west of the northwest corner of said Boulevard and and Robinson Avenue; thence northwardly 106 feet to a stake; thence westwardly 28 1/2 feet to a stake; thence southwardly 94.6 feet to the northerly margin of said Boulevard; thence eastwardly 32,2 feet to the beginning.

Both Tracts I and II being the same property conveyed to Charles R. Kyle and Willie B. Kyle by deed from James E. Holmes and wife, Roberta Medley Holmes which deed is dated July 25, 1974 and recorded in Book 4841, Page 103, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Charles R. Kyle by deed from Willie B. Kyle which deed is dated January 22, 1975 and recorded in Book 4884, Page 786, said Register's Office. The said Charles E. Kyle having since died on 6-3-2012 and by the Last Will and Testament of Charles R. Kyle, aka Charles Robert Kyle, property was devised to Betty Sue Kyle. See Chancery Court for Wilson County, Tennessee Case No. 2012PR255.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO MATTERS SET FORTH ON THE MAP OF HADLEY'S SUBDIVISION OF RECORD IN BOOK 547, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FURTHER SUBJECT TO MATTERS SET FORTH ON A SURVEY BY JOHN M. SULLIVAN, COUNTY SURVEYOR DATED 2/16/46 AND SUBJECT TO THE RIGHTS-OF-WAY OF ANY PUBLIC ROADS OR STREETS.

unimproved ☒

This is improved ☑ property, known as 0 Old Hickory Blvd., Old Hickory, TN 37138 AND 100 Bridgeway Ave., 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 7th day of June, 2013.

Betty Sue Kyle

Betty Sue Kyle, as Devisee Under the
Last Will and Testament of Charles R. Kyle, deceased
and as Personal Representative of the Estate of the said
Charles R. Kyle aka Charles Robert Kyle

STATE OF TENNESSEE

COUNTY OF Davidson

On this 7th day of June, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Betty Sue Kyle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public,

DEANA L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115