File No. 20130108

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130051702 DEEDWARR
Recvd: 06/19/13 12:44 2 pgs
Fees:13.00 Taxes:1110.00
20130619-0062749

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie J. Williams	Peoples Home Equity	063-01-0-014.00
(NAME)	(NAME)	
1427 Neelys Bend Road	150 N. Sevendaks	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Robert Dale Pyron and wife, Shirley J. Pyron, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie J. Williams, 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 Davidson County, Tennessee, being Lot No. 3 on the Plan of Nawakwa Hills Annex, of record in Book 843, Page 64, Register's Office for said County.

SAID Lot No. 3 fronts 219.25 feet on the easterly side of Neely's Bend Road and runs back between parallel lines as measured from the center line of said road, 1,000 feet to the west line of Lot No. 12, and contains 5 acres, more or less.

BEING the same property conveyed to Robert Dale Pyron and wife, Shirley Pyron, by Warranty Deed from Ray B. Totty and wife, Lucille G. Totty, dated 5/15/86 and recorded 5/19/86 in Book 6859, Page 738, Register's Office for Davidson County, Tennessee.

Subject to any and all restriction and/or existing easements of record, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1427 Neelys Bend Road, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20130108

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 our hands this 14th day of June, 2013.

Robert Dale Pyron

Robert Dale Pyron

Shirley J. Pyron

Shirley J. Pyron

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Dale Pyron and Shirley J. Pyron, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2013.

Commission expires:

1/26/14

Rebecca Campbell

Notary Public

