BILL GARRETT, Davidson County
Trans:T20130053008 DEEDWARR
Recvd: 06/24/13 08:55 2 pgs
Fees:13.00 Taxes:74.00

20130624-0064188

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Pandora Sue Lyle
Affiant

Subscribed and sworn to before me, this 19TH DAY OF JUNE, 2013.

Mary Birthright
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	05303025400
	(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 Candie Lynn Ferguson and husband, Raymond Ferguson, 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. 176 AND THE SOUTHERLY 10 FEET OF LOT NO. 175 ON THE PLAN OF SECTION "B", VILLAGE OF OLD HICKORY, AS OF RECORD IN BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AN DESCRIBED AS FOLLOWS: SAID LOTS BEING DESCRIBED TOGETHER.

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF FIFTEENTH STREET, AT THE COMMON CORNER OF LOTS 171 AND 176; THENCE WITH THE MARGIN OF SAID STREET WESTERLY 79.1 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE, NORTHWESTERLY 15.7 FEET TO A POINT ON THE EASTERLY MARGIN OF BIRDSALL STREET; THENCE WITH THE MARGIN OF SAID STREET, NORTHERLY 68.8 FEET TO THE COMMON CORNER OF LOTS 175 AND 176, AND CONTINUING WITH THE MARGIN OF SAID STREET NORTHERLY 10 FEET TO A POINT; THENCE CROSSING LOT 175, EASTERLY 89 FEET MORE OR LESS TO A POINT IN THE LINE BETWEEN LOTS 175 AND 170; THENCE SOUTHERLY ALONG THE LINE BETWEEN SAID LOTS, 10 FEET TO THE NORTHEAST CORNER OF LOT 176, AND CONTINUING SOUTHERLY WITH THE LINE BETWEEN LOTS 171 AND 176, 5 FEET TO THE NORTHWEST CORNER OF LOT 171 , AND CONTINUING SOUTHERLY WITH THE LINE BETWEEN LOTS 171 AND 176, 74 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARY ANN TAYLOR AND CANDIE LYNN FAULK, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY QUITCLAIM DEED FROM MARY ANN W. TAYLOR, OF RECORD IN INSTRUMENT NO. 20060511-0055637, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MARY ANN TAYLOR HAVING SINCE DIED.

CANDIE LYNN FAULK NOW BEING CANDIE LYNN FERGUSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

RAYMND FERGUSON JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

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

unimproved ( )
This is improved (X) property, known as 1407 Birdsall Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 19th day of June, 2013.

Candie Lynn Ferguson

Candie Lynn Ferguson

Raymond Ferguson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Candie Lynn Ferguson and husband, Raymond Ferguson, the herein 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 the 19th day of June, 2013.

Mary Birthright

Notary Public

My Commission Expires: 11-3-15



(SEAL)

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