BILL GARRETT, Davidson County
Trans:T20130056986 DEEDWARR
Recvd: 07/03/13 14:39 2 pgs
Fees:13.00 Taxes:296.00
20130703-0069254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 80,000.00

Affiant

Subscribed and sworn to before me, this 1st day of July, 2013.

Notary Public

My commission expires: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
PAUL J KETCHEL, JR	NEW OWNER	**04209002000**
908 WESTCHESTER DRIVE	151 Glenn Hill Dr	
MADISON, TN 37115	Hendersonville, TN 37075	

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 ACKNOWLEDGE, WE,

CYNTHIA DAWN BARBER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PAUL J KETCHEL, JR, MARRIED

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. 30 on the Map of Kemper Heights Subdivision, Section I, Westchester Drive, as of record in Book 2331, Page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 70 feet on the north side of Westchester Drive and runs back 204.3 feet on the westerly line and 205.6 feet on the easterly line to a dead line measuring 88.4 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO BETTY ROSSER LYLE AND CYNTHIA DAWN BARBER, MOTHER AND DAUGHTER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY QUITCLAIM DEED FROM BETTY ROSSER LYLE, DATED 11/20/1992 RECORDED ON 11/25/1992 IN BOOK 8796 PAGES 440-441 SAID REGISTER'S OFFICE FOR SAID COUNTY. BETTY ROSSER LYLE HAVING SINCE DIED ON OCTOBER 5, 2012, PER DEATH CERTIFICATE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 908 WESTCHESTER DRIVE, 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 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 in 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 1st day of July, 2013.

Cynthia Dawn Barber
CYNTHIA DAWN BARBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CYNTHIA DAWN BARBER, the within named Grantors, 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, at office, this 1st day of July, 2013.

Notary Public

My Commission Expires: 1/26/14

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY