Box 44

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52814
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Miguel Palacios Joy Palacios 4520 Post Road Nashville, Tennessee 37205	EverBank 8211 Cypress Plaza Jacksonville, FL 32256

TAX MAP-PARCEL NUMBERS: 10314010800

BILL GARRETT, Davidson County
Trans:T20130075583 DEEDWARR
Recvd: 09/03/13 08:55 2 pgs
Fees:13.00 Taxes:1850.00
20130903-0092095

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$500,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wayne W. Lyle and wife, Pamela L. Lyle**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Miguel Palacios and Joy Palacios, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 8th formerly 12th, Civil District of Davidson County, Tennessee, being Lot No. 3 on the unrecorded plan of a subdivision of a part of the Mrs. J.W. Thomas Homeplace, described according to a survey made June 30, 1950, by James A. Hamilton, Surveyor, described as follows:

Beginning at a point in the northerly margin of Post Road, said point being the common corner of Lots Nos. 3 and 4, and also being 236.98 feet easterly from the easterly boundary of Hillwood Estates as measured along the northerly margin of Post Road; thence north 64 deg. 35' 40" West 347.13 feet to an iron pin, the common corner of Lots No. 3 and 4; thence south 25 deg. 45' West 226.00 feet to an iron pin in the southwesterly corner of said part of the Mrs. J.W. Thomas property; thence with the southerly line of said property south 64 deg. 35' 40" east 298.11 feet to an iron pin in the westerly margin of Post Road; thence north 27 deg. 36' 30" east 67.43 feet to an iron pin in the westerly margin of Post Road; thence with the radius of the curve of Post Road 169.55 feet to the point of beginning.

Being the same property conveyed to Wayne W. Lyle and wife, Pamela L. Lyle by Warranty Deed from Regina Stern, Co-Executrix of the Estate of Esther K. Loeb, deceased, dated March 9, 2012 and recorded on March 13, 2012 of record in Doc. No. 20120313-0021550, Register's Office for Davidson county, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4005, page 322, said Register's Office. Easement for telephone line of record in Book 447, page 285, said Register's Office. Agreement for water line of record in Book 1074, page 551, said Register's Office

This is improved property, known as: 4520 Post Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of August, 2013.

Wayne W. Lyle

Pamela L. Lyle

State of TENNESSEE
County of DAVIDSON

On this 29th day of August, 2013 , before me the undersigned authority, personally appeared Wayne W. Lyle and Pamela L. Lyle , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Sworn and subscribed before me this the 29th day of August, 2013

My Commission Expires: 9-22-2015

Notary Public

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY