Box 10-B

BILL GARRETT, Davidson County
Trans:T20130100231 DEEDWARR
Recvd: 11/26/13 15:00 2 pgs
Fees:13.00 Taxes:555.00

20131126-0121519

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARTIANEZ V. RORIE	**SAME**	**083-09-0-380.00**
(NAME) **506 S. 11TH STREET**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, DARLENE DUKE LYLE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTIANEZ V. RORIE, UNMARRIED,** 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, being the easterly 43-2/3 feet of Lot 38 on the Plan of the Subdivision of the A.V.S. Lindsley 29 acre tract and land, as of record in Book 57, page 66, Register's Office for said County.

Said easterly part of Lot No. 38 fronts 43-2/3 feet on the southerly side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to WILLIAM CURTIS LYLE AND WIFE, DARLENE DUKE LYLE, by deed from JOHN T. PRICE AND WIFE, CARRIE LUCILLE PRICE, of record in Book 4791, page 910, dated February 25, 1974, said Register's Office. Being further conveyed to MONICA DENISE LYLE, by Quitclaim Deed from WILLIAM CURTIS LYLE AND WIFE, DARLENE DUKE LYLE, of record in Book 10253, page 301, said Register's Office. Being further conveyed to DARLENE DUKE LYLE, by Quitclaim Deed from MONICA DENISE LYLE, of record in Instrument No. 20130401-0031088, dated March 28, 2013, said Register's Office.

This conveyance is subject to any and all easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1412 FORREST AVENUE, NASHVILLE, TN 37206**
(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 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 hand this 26 day of November, 2013.

x Darlene Duke Lyle

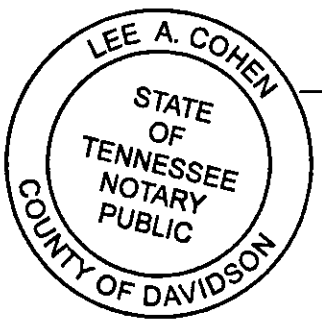
DARLENE DUKE LYLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office, this 26 day of November, 2013.

My commission expires: **May 5, 2015**



Lee A. Cohen
Notary Public