File Box 24 B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140034372 DEEDWARR
Recvd: 05/16/14 13:30 2 pgs
Fees: 13.00 Taxes: 1341.25

20140516-0042341

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2014

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

SHAWN B. WARDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael J. Lyles	Michael J. Lyles	064030B02000CO
(NAME)	(NAME)	
4636 Lebanon Pike, Box 111	4636 Lebanon Pike, Box 111	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peggy Lanning Dean, Trustee of The Peggy Lanning Dean Living Trust, established by the Revocable Trust Agreement of Peggy Lanning Dean, dated December 14, 2005with full power to transfer and convey with out the joinder of any beneficiary and Billy Ray Dean,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael J. Lyles and Anitta Lyles, as husband and wife,** 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:

Being Lot No. 233 on the plan of Brandywine Pointe Subdivision, Phase 1, Section 2, of record in Book 7900, page 172, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same the same property conveyed to Peggy Lanning Dean, Trustee of The Peggy Lanning Dean Living Trust, established by the Revocable Trust Agreement of Peggy Lanning Dean, dated December 14, 2005 by deed from Peggy Lanning Dean dated 3/1/10, of record in Instrument No. 20100318-0020260, Register's Office for Davidson County, Tennessee.

NOTE: Billy Ray Dean joins in this conveyance to convey any and all interest he may have in said Property.

This conveyance is subject to 2014 taxes, prorated and assumed by the Grantee; Subject to all matters as set out on the plan of record in Book 7900, page 172; Declaration of Covenants, Conditions, and Restrictions as set in Book 8120, page 188, Book 8671, page 484, Book 9010, page 627, and Book 10721, page 835, said Register's Office. Subject to the assessment of homeowners association fees, if any.

This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 4128 Brandywine Pointe Boulevard, Old Hickory, TN 37138
(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/our hands this 15th day of May, 2014.

Billy R. Dean
Billy Ray Dean

PEGGY LANNING DEAN, TRUSTEE OF THE PEGGY LANNING DEAN LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF PEGGY LANNING DEAN, DATED DECEMBER 14, 2005

Peggy Lanning Dean, Trustee
Peggy Lanning Dean, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Peggy Lanning Dean with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be Trustee of Peggy Lanning Dean, Trustee of The Peggy Lanning Dean Living Trust, established by the Revocable Trust Agreement of Peggy Lanning Dean, dated December 14, 2005 and that she as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Trustee

WITNESS my hand and seal this 15th day of May, 2014.

A B Waddell
Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Billy Ray Dean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) a bargainors, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2014.

A B Waddell
Notary Public Ann B. Waddell

My Commission Expires October 05, 2015

File No.: 2014-059

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON