PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150005326 DEEDWARR
Recvd: 01/22/15 09:53 2 pgs
Fees:13.00 Taxes:14.80
20150122-0006211

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/3/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Debra Lynn Biggs	SAME	02800009600
(NAME) P.O. BOX 203	(NAME)	
(ADDRESS) Cedar Hill, TN 37032	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150039

For and 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 acknowledged, I, Wallace Ray Lyle, Jr. and Lori Ann DeMoss , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Debra Lynn Biggs and husband, Scott W. Biggs, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Tract No. 7 of the Edward W. Thompson property, described according to a survey by Southeastern Engineering Company, Lewis Mefford, Surveyor, under date of October 15, 1967, as revised April 18, 1968, as follows:

BEGINNING at a point in the Northerly margin of Ridge Hill Drive, said point being 1,090.18 feet West of the Southwest corner of the M.E. Spruill property, of record in Book 3761, page 337, Register's office for Davidson County, Tennessee, as measured along the Northerly margin of Ridge Hill Drive; thence North 13° 05' East, a distance of 375.41 feet to a point in the South line of the Martin property; thence North 69° 10' West a distance of 405.41 feet with the Martin property South line to a point; thence South 1° 38' West a distance of 378.10 feet to a point in the North margin of Ridge Hill Drive; thence Southeastwardly with the North margin of Ridge Hill Drive 341.52 feet to the point of beginning, and containing 3.01 acres, more or less.

BEING all of the same property conveyed to Clio Bell Lyle and husband, Wallace Ray Lyle by Warranty Deed from William C. Gifford and wife, Sue Gifford, dated August 30, 1979 of record in Book 5491, Page 17, Register's Office for Davidson County, Tennessee. The said Clio Bell Lyle predeceased the said Wallace Ray Lyle, leaving the said Wallace Ray Lyle the surviving tenant by the entirety and sole owner of said land. The said Wallace Ray Lyle died intestate on or about November 25, 2013, survived by his children Wallace Ray Lyle, Jr., Debra Lynn Biggs and Lori Ann DeMoss. (See Affidavit of Heirship appearing of record in Instrument 20150122-0006210, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 5100 Ridge Hill Drive, Joelton, TN 37080
(House No.) (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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand 21st day of January, 2015.

Wallace Ray Lyle, Jr.

Lori Ann DeMoss

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Wallace Ray Lyle, Jr. and Lori Ann DeMoss, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st of January, 2015.

Notary Public
My Commission Expires: 7/3/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY