PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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

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

Davidson County DEEDWARR
Recvd: 11/10/15 12:00 3 pgs
Fees:18.00 Taxes:1798.16
20151110-0114373

W & I Ref: (DM) Title No.: 57855
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Bohlinger 512 Lancaster Avenue Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 10410010700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$485,990.00** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lyle and Lyle, LLC**, a limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Bohlinger** 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 Davidson County, Tennessee, being Lot No. 203 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley tract, not of record, described according to a survey made by R. L. Montoya, Surveyor, January 16, 1979, as follows:

Beginning at a point on the northeasterly margin of a 50 foot unnamed street, 568 1/2 feet southeasterly from the northeasterly corner of Marlborough Avenue and said 50 foot unnamed street, being the common corner of Lots 178 and 203; thence with the line between said lots, northeastwardly 190.70 feet to the corner of said lots and of Lots 172 and 173; thence with the line between Lots 203 and 173, southeastwardly 70 feet to the line of Lot 174; thence with the line between Lots 203 and Lots 164 and 177, southwestwardly 192.23 feet to the northeasterly margin of said 50 foot unnamed street; thence with said street, northwestwardly 70 feet to the beginning.

Included in the above description, but excluded form this conveyance, is a portion of the front of said lot conveyed to the State of Tennessee by deed of record in Book 4827, page 754, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of Lancaster Avenue, said point being South 27 degrees 32 minutes East 508.75 feet from the south margin of Marlborough Avenue; thence North 63 degrees 30 minutes East 46.4 feet to a point; thence South 25 degrees 29 minutes East 140.0 feet to a point; thence South 63 degrees 30 minutes West 41.4 feet to a point in the said east margin; thence along the said east margin North 27 degrees 32 minutes West 140.0 feet to the point of beginning and containing 6,150 square feet.

Being the same property conveyed to Wayne W. Lyle and spouse, Pamela L. Lyle, by Warranty Deed from Seth Edwin Crook, unmarried, dated May 15, 2008 and recorded on May 16, 2008, of record in Inst. No. 20080516-0050668, 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 2015, and subsequent years; Permanent easement for construction and maintenance of an electric transmission line and underground sanitary sewer of record in Book 4827, page 754, said Register's Office; Easement to the City of Nashville as set forth in Book 1712, page 431, said Register's Office; Restrictive Covenant for Detached Structure of record in Instrument No. 20101115-0091162, said Register's Office.

Being the same property conveyed to Lyle & Lyle, LLC by Quitclaim Deed from Wayne W. Lyle and Pamela L. Lyle, of record in Instrument No. 20150602-0050794, Register's Office for Davidson County, Tennessee, dated May 26, 2015 and recorded on June 2, 2015, and as corrected 20151110-0114372

This is improved property, known as 512 Lancaster Avenue, Nashville, TN 37212

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 30th day of October, 2015.

Wayne W. Lyle, Member **Pamela L. Lyle, Member**

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, Wayne W. Lyle and Pamela L. Lyle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **the only Members** (or other officer authorized to execute this instrument) of **Lyle and Lyle, LLC**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited liability company as such officer.

Witness my hand and official seal, at office in Davidson County, Tennessee this the 30th day of October, 2015.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $485,990.00

Affiant

Sworn and subscribed before me this 30th day of October, 2015.

Notary

My Commission Expires: 3/3/19

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/20/2018

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY