BILL GARRETT, Davidson County
Trans:T20150102057 DEEDWARR
Recvd: 12/02/15 14:03 2 pgs
Fees:13.00 Taxes:950.90
20151202-0121617

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 42033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY SEVEN THOUSAND AND 00/100 ($257,000.00) DOLLARS, cash in hand paid by JOSH LYLES and wife, ANNA K. LYLES, receipt of which is hereby acknowledged, I, WARREN P. JOYCE, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said ~~JOSH~~ JOSHUA LYLES and wife, ANNA K. LYLES, their heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Huntwich Estates, Section 2, as of record in Book 4860, Page 89, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Warren P. Joyce by deed from David R. Foster and wife, Teresa D. Foster, dated February 3, 2006, and of record in Instrument No. 20060206-0014570, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Huntwick Trail.

This conveyance is subject to all matters shown on plat of record in Plat Book 4860, Page 89, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JOSH LYLES and wife, ANNA K. LYLES, their heirs and assigns, forever. And I do covenant with the said JOSH LYLES and wife, ANNA K. LYLES, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2015 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said JOSH LYLES and wife, ANNA K. LYLES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 1st day of December, 2015.

WARREN P. JOYCE

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, WARREN P. JOYCE, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 1st day of December, 2015.

NOTARY PUBLIC

My Commission Expires: June 19, 2017

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $257,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 1st day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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Parcel ID. 127 00 0 153.00

ADDRESS OF NEW OWNERS AND
Mr. and Mrs. JOSH LYLES
7447 Huntwick Trail
Nashville, TN 37221

SEND TAX BILLS TO:
new owner