BILL GARRETT, Davidson County
Trans:T20160091474 DEEDWARR
Recvd: 10/17/16 14:37 2 pgs
Fees:13.00 Taxes:891.70
20161017-0109628

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

W & I Ref: (RF) Title No.: 58590
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Nicholas M. Lytle<br>Chelsea L. Lytle<br>7721 Daniel Trace<br>Nashville, TN 37221 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 126150A10000CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$241,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ashlee R. Kitchens McCoy and Sue M. Kitchens**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicholas M. Lytle and Chelsea L. Lytle , husband and wife,** 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. 119 on the Plano f Boone Trace at Biltmore, Section Two of record in Book 9700, pages 316 and 317, as amended by Scrivener's Certificate of Correction of record in Book 10995, page 618 and Book 11275, page 885, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ashlee R. Kitchens, unmarried and Sue M. Kitchens, unmarried as tenants in common with right of survivorship by Warranty Deed from Scott S. Robey, unmarried, dated June 6, 2000 and recorded on July 3, 2000 of record in Instrument No. 20000703-0065640, Register's Office for Davidson County, Tennessee. The said Ashlee R. Kitchens is know known as Ashlee R. Kitchens McCoy.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, pages 316 and 317, as amended by Surveyors Certificate of Correction of record in Book 10995, page 618 and Book 11275, page 885, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010717-0075902, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as 7721 Daniel Trace, Nashville, TN 37221**

**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 14th day of October, 2016.

**Ashlee R. Kitchens McCoy**

**Sue M. Kitchens**

**State of** Tennessee

**County of** Davidson

On this 14th day of October, 2016, before me the undersigned authority, personally appeared Ashlee R. Kitchens McCoy and Sue M. Kitchens, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

**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: $241,000.00.

Affiant

Sworn and subscribed before me this 14th day of October, 2016.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary