WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160098302 DEEDWARR
Recvd: 11/07/16 10:17 2 pgs
Fees:13.00 Taxes:1591.00
20161107-0117517

P-RA-16-6626-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Stanley C. Kania
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stanley C. Kania and Dana M. Kania	**CMG Mortgage, Inc. dba CMG Financial**	
(NAME)	(NAME)	**180-83.00**
6626 Holt Road	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID ROBERT LYLE, SUCCESSOR TRUSTEE OF THE LYLE FAMILY TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STANLEY C. KANIA AND WIFE, DANA M. KANIA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Holt Hills Subdivision, of record in Plat Book 5050, Pages 77 and 78, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary Frances Lyle, Trustee of the Lyle Family Trust, by Quitclaim Deed from Mary Frances Lyle and husband, Michael C. Lyle, recorded February 18, 2016 in Instrument No. 20160218-0015642 and further being the same property conveyed to Mary Frances Lyle and husband, Michael C. Lyle, by Warranty Deed from Robert Wayne Dunson and wife, Jean M. Dunson, recorded June 30, 1986 in Book 6902, Page 806, Register's Office for Davidson County, Tennessee. The said Mary Frances Lyle having resigned as Trustee effective July 29, 2016 appointing David Robert Lyle as Successor Trustee.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5050, Pages 77 and 78;
- Covenants, Conditions and Restrictions of record in Book 5167, Page 923, Book 5183, Page 594 and Book 5673, Page 903;
- Easement for Sanitary Sewer, Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20090829-0079398, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6626 Holt Road, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 3rd DAY OF NOVEMBER, 2016.

The Lyle Family Trust

BY: David Lyle, TTE
David Robert Lyle
Successor Trustee

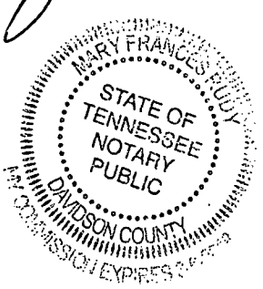
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Robert Lyle, Successor Trustee of The Lyle Family Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 3rd day of November, 2016.

Notary Public

My Commission Expires: 3-6-18



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212