This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $150,000.00.

Affiant

Subscribed and sworn before me this the 14th day of December, 2016.

Notary Public
My commission expires: 1/15/17

BILL GARRETT, Davidson County
Trans:T20160110230 DEEDWARR
Recvd: 12/15/16 10:26 2 pgs
Fees:13.00 Taxes:555.00
20161215-0131539

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Timothy Taylor 6346 Pettus Rd Antioch, TN 37013	Timothy Taylor 6346 Pettus Rd Antioch, TN, 37013	181-00-0-07400

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CARNEAL WILLIAM LYTLE AND WIFE, PENNY JEAN LYTLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TIMOTHY TAYLOR, an unmarried man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

BEING a part of the Dickinson Farm as conveyed to S. L. Felts, Jr. by deed of record in Book 2145, page 581, Register's Office for said County, and being shown as Tract No. 2 on a plan of subdivision of L. B. Jones et al's tract of 16.46 acres, prepared by Stephen A. Draper, Surveyor, dated November 4, 1953, described according to a copy of said plan as follows:

BEGINNING at a point in the center line of Pettus Road, at the common corner of Tracts 1 and 2, being the Northwest corner of the land conveyed to Guy L. Watson by deed of record in Book 2204, page 285, said Register's Office; thence with the center of said Road, North 82 degrees 30' West 200 feet to the corner of Tract 3; thence with the line between Tracts 2 and 3, South 4 degrees West 542.8 feet to a point; thence South 87 degrees 30' East 199.3 feet to a corner of Tract 1, being Watson's Southwest corner; thence with his West line, North 4 degrees East 524 feet to the beginning, containing 2.44 acres, more or less.Being the same property conveyed to Carneal William Lytle and wife, Penny Jean Lytle by Warranty Deed from Mark Taylor Lytle of record in Book 10051, page 695, Register's Office for Davidson County, Tennessee, dated April 30, 1996 and recorded on May 16, 1996.

(Value or consideration shown in aforementioned deed $40,800.00.) Being also known as 6346 Pettus Rd Antioch, Tennessee 37013.

Subject to all Easements and Restrictions of record.

THIS IS X IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 6346 Pettus Rd, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of December, 2016.

Carneal William Lytle

Penny Jean Lytle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carneal William Lytle and Penny Jean Lytle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of December, 2016.

My commission expires:
1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY