Return to:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170015955 DEEDWARR
Recvd: 02/23/17 10:08 2 pgs
Fees: 13.00 Taxes: 1258.00
20170223-0018120

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson (EM)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ day of February, 2017.

E. Manally
Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

E. MANALY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bryan Lytle	New Owner	115 05 0 035.00
(NAME)	(NAME)	
6125 Mt. Pisgah Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joseph Shillis and wife, Alice M. Shillis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan Lytle and wife, Wioletta Lytle**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described tract or parcel of land, to-wit:

Being Lot No. 149 on the plan of West Meade Estates, Section III, as of record in Book 3106, Page 75, Register's for Davidson County, Tennessee.

Said Lot No. 149 fronts 154 feet on the southerly side of Brownlee Drive and extends back 513.62 feet on the easterly line and 530 feet on the westerly line to a deadline measuring 37 feet thereon, more or less.

Being the same property conveyed to Joseph Shillis and wife, Alice M. Shillis by Quitclaim Deed from Beth Triplett, Trustee, filed for record 09/05/2007 in Instrument No. 20070905-0106433, Register's Office for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record.

unimproved ☐

This is improved ☑ property, known as 6551 Brownlee Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 21st day of February, 2017.

Joseph Shillis

Alice M. Shillis

State of Tennessee

County of Davidson

On this 21st day of February, 2017, before me, a Notary public in and for said County and State, personally appeared Joseph Shillis and Alice M. Shillis, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019