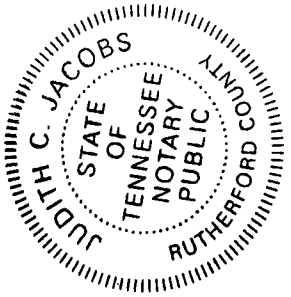
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David R. Lyle	David R. Lyle	151-09-OA/132.00CO
(NAME)	(NAME)	
4705 Derbyshire Drive	4705 Derbyshire Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170066554 DEEDWARR
Recvd: 08/02/17 14:49 2 pgs
Fees:13.00 Taxes:888.00
20170802-0078806

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Tami E. Elliott and Adam Troy Elliott, wife and husband** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David R. Lyle,** 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:

Land in Davidson County, Tennessee, being Lot No. 132 on teh Plan of Phase 1, Section 1; Long Hunter Chase, a Planned Unit Development of record in Book 7900, page 829-831, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tami E. Elliott and husband Adam Troy Elliott, as tenants by the entireties from Tami Elizabeth Elliott (formerly known as Tami Elizabeth Watkins) dated November 11, 2016 and filed for record November 22, 2016 as Instrument NO. 20161123-0123846 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 7900, page 829-831, Register's Office for Davidson County, Tennessee.

Subject to Charter of Long Hunter Chase Homeowner's Association of record in Book 9433, page 953, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 9430, page 279, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 9430, page 251, Book 9534, page 938, Book 9534, page 942, Instrument NO. 20020930-0118656 and Instrument No. 20130226-0019266 in the Register's Office for Davidson County, Tennessee.

Subject to Quitclaim Deed of Common Areas of record in Book 9432, page 792, Book 9649, page 764, Instrument NO. 20021003-0120427, 20030820-0120927 and 20130501-0043495 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 4705 Derbyshire Drive, Antioch, TN 37013

(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 my/our hands this 31st day of July, 2017.

Tami E. Elliott

Adam Troy Elliott

State of Tennessee
County of Davidson

Personally appeared before me Tami E. Elliott and Adam Troy Elliott, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2017.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No.: 201707023