Box 14
G30553-4

WARRANTY DEED

Bill Garrett Davidson County
Batch# 71624 DEEDWARR
03/21/2018 12:03:00 PM 2 pgs
Fees: $13.00 Taxes: $1,080.40
20180321-0026677

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$292,000.00**

Affiant

Subscribed and sworn to before me, this the 20th day of March, 2018.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rebecca DeVane	**"NEW OWNER"**	**061-02-0-064.00**
5543 Edmondson Pike, Ste 77		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas Darrel Lyle and wife, Pandora S. Lyle fka Pandora S. Winfrey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebecca DeVane, unmarried

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. 299, on the Plan of Section 6, 1st Addition of Gra-Mar Acres of record in Book 2663 Page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 299 fronts 149.47 feet on the Westerly side of Graycroft Avenue and runs back 131.74 feet on the Northerly lot line and 277.61 feet on the Southerly lot line to a broken line in the rear which measures a total of 204.75 feet thereon.

BEING the same property conveyed to Thomas Darrel Lyle, unmarried and Pandora S. Winfrey, unmarried by Deed dated June 10, 2008, from Cavit Cheshier as Trustee of The Blakemore United Methodist Church, a Tennessee Corporation of record in Instrument No. 20080611-0060364, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Book 2663, Page 34, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4131, Page 809, Register's Office for Davidson County, Tennessee.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as **4423 Graycroft Avenue, Nashville, TN 37216**

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 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 hand(s) this **20th** day of **March, 2018.**

Thomas Darrel Lyle

Pandora S. Lyle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas Darrel Lyle and Pandora S. Lyle,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **March, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY