PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 124808 DEEDWARR
08/06/2018 10:57:33 AM 2 pgs
Fees: $13.00 Taxes: $1,132.20
20180806-0076917

W & I Ref: (RE) Title No.: 60032
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Angela Krasteva Nikola Krastev 605 Tobylynn Drive Nashville, TN 37211	Pinnacle Bank 128 Franklin Rd Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 16106018500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$306,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda R. Lyle, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Angela Krasteva and Nikola Krastev, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Huntington Park, Section Two, as of record in Book 4175, Page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 195 fronts 92.93 feet on the southerly side of Tobylynn Drive, and runs back between lines, measuring 166.25 feet on its westerly line, and 128.10 feet on its easterly line, to a line in its rear measuring 84.82 feet.

Being the same property conveyed to Harold H. Lyle and wife, Linda R. Lyle by Warranty Deed from Claude T. Byrd and wife, Ruth Bird, dated 03/19/1974 and recorded on 03/21/1974 in Book 4798, page 246, Register's Office for Davidson County, Tennessee. The said Harold H. Lyle having died on September 11,2016, and the entire interest in the subject property vested in the said Linda R. Lyle by operation of law.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175, page 108, said Register's Office, which Plan shows a 30 foot minimum building setback line from Tobylynn Drive, and a 10 foot easement for public utility purposes along the rear and easterly side lines of said lot. And a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot.

This is improved property, known as 605 Tobylynn Drive, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2018.

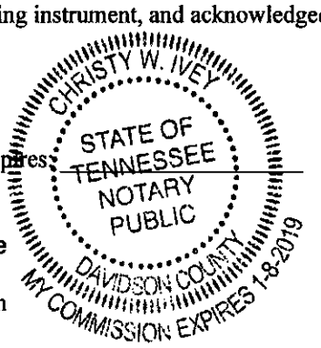
Linda R. Lyle

Linda R. Lyle

State of Tennessee

County of Davidson

On this 31st day of July, 2018, before me the undersigned authority, personally appeared Linda R. Lyle, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $306,000.00.

Candace Burnett

Affiant

Sworn and subscribed before me this 31st day of July, 2018.

Notary

My Commission Expires: 7-24-2019

