Karen Y Johnson Davidson County
Batch# 147256 DEEDWARR
10/01/2018 11:14:29 AM 2 pgs
Fees: $13.00 Taxes: $799.20

20181001-0096997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Affiant

WARRANTY DEED

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 28TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Dylan Lyle, a single man and David Austin White head, a single man	SWBC Mortgage Corporation (NAME)	
1210 Hazelwood St. Apt. B32 (ADDRESS)	9311 San Pedro, Suite 100 (ADDRESS)	176-02-0-007.00
Murfreesboro, TN. 37130 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kimberly Forsyth, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James Dylan Lyle, a single man and David Austin White head, a single man, hereinafter called the Grantees, their heirs and assigns, that 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. 175, OF PEPPERTREE FOREST, SECTION 14, OF RECORD IN PLAT BOOK 7900, PAGE 501, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION, SAID DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE THE SAME AS IF COPIED FULLY HEREIN VERBATIM.

BEING THE SAME PROPERTY CONVEYED TO KIMBERLY FORSYTH, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM LOUISE EFEJUKU, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20151001-0100026, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1700 Greenhart Court, 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 hand(s) this 28th day of September, 2018.

WARRANTY DEED
(Continued)

Kimberly Forsyth

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly Forsyth, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072