THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P19-8853-PILK	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **400,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 2019 Notary Public MY COMMISSION EXPIRES: 11-8-21 (AFFIX SEAL)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NIR Homes, Inc		
P.O. Box 177	New Owner	165 00 0 05600
LaVergne, TN 37086		
(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, **Dan R. Lyle, Thomas B. Lyle, Patti Wiedman and Amber L. Malone, beneficiaries of The Estate of June A. Lyle**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NIR Homes, Inc., a Tennessee Corporation**

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:

Karen Johnson Davidson County
Batch# 207600 DEEDWARR
03/19/2019 12:22:58 PM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20190319-0024977

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **4117 Lavergne Couchville Pike, Antioch, TN 37013.**

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 the 14th day of March, 2019.

Dan R. Lyle

Patti Wiedman

Thomas B. Lyle

Amber L. Malone

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dan R. Lyle** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of March, 2019.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patti Wiedman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of March, 2019.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas B. Lyle** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of March, 2019.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amber L. Malone** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of March, 2019.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Exhibit "A"

A tract of land in the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee, formerly in Rutherford County, Tennessee, described according to a survey made August 25, 1936, by Earle Drake, County Surveyor, Davidson County, Tennessee, as follows:

Beginning at a point at the center of a public Road, Hill's Southwest corner; thence with the center of said road, North 85 1/2 degrees West 800 feet and North 82 degrees West 637 feet; thence leaving said road, North 9 degrees East 1000 feet to a point in the center of Old Hickory Boulevard; thence with the center of said boulevard, North 3- 1/2 degrees east 244 feet and North 41 degrees East 123 feet to a point in the center of said boulevard, being Waldren's southwesterly corner; thence with the line, South 30 1/2 degrees East 335 feet to a cedar South 39 3/4 degrees East 151 feet to an oak, South 54 1/4 degrees East 267 feet and South 80 1/2 degrees East 319 feet to a stone, the common corner of said Waldren and said Hill; and thence with said Hill's western boundary line, South 20 degrees East 172 feet to an ash, South 25 1/2 degrees East 116 feet to oak and South 16 degrees East 566 feet to the beginning, containing 27 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTIN, BUT EXPRESSLY EXCLUDED THEREFROM is that portion of the property conveyed in the following 4 tracts:

Tract 1:

Lying and being in the 2nd Civil District of said County, and described according to a copy of a survey made thereof by Geo. W. Watkins, Surveyor, August 26, 1958, as follows:
BEGINNING at a railroad spike set in the center line of Pin Hook Road, which spike is 342 feet easterly from a railroad spike set in the center line of Old Hickory Boulevard, as measured along the center line of Pin Hook Road; thence North 9° East 773.6 feet to an iron pin which is South 59° 30' East 75 feet from the center line of Old Hickory Boulevard; thence South 59° 30' East 400 feet to an iron pin; thence South 80° 45' West 632 feet to a railroad spike in the center line of Pin Hook Road; thence with the center line of the same, as follows: North 81° 30' West 200 feet to a point; North 80° 30' West 100 feet to a point; North 77° West 100 feet to the point of beginning, containing 6 acres more or less.

Being the same property conveyed to Joe Charles Love and wife, Lillie Mai Love by Deed from Claude Wilson Richeson and wife, Hattie Elizabeth Richeson, recorded October 1, 1958, of record in book 2808, page 491, Register's office for Davidson County, Tennessee.

Tract 2:

Being in the 2nd Civil District of Davidson County, Tennessee, described according to a survey dated July 9, 1959, by Geo. W. Watkins, Surveyor, as follows:
BEGINNING at a railroad spike in the center of Pin Hook Road, at the southeast corner of a 6 acre tract conveyed to Joe Love, and wife, as of record in Book 2808, page 491; thence along the east boundary of said tract, North 8° 45' East 210 feet to an iron pin, an inner corner of Claude W. Richeson's Property; thence along the south line of said property, South 81° 30' East 210 feet to another iron pin; continuing with said Richeson's west boundary line, South 8° 45' West 210 feet to a railroad spike in the centerline of Pin Hook Road; thence with the centerline of said Road, North 81° 30' West 210 feet to the beginning, containing 1 acre.

Being the same property conveyed to James Howard Thomas and wife, Betty R. Thomas by Deed from Claude Wilson Richeson and wife, Hattie Elizabeth Richeson, recorded October 22, 1959, of record in Book 2965, page 500, Register's office for Davidson County, Tennessee.

Tract 3:

A tract of land designated as TRACT NO. 1212 in the J. PERCY PRIEST DAM AND RESERVOIR PROJECT, situate in the Second Civil District of Davidson County, Tennessee, on Pinhook Road and being more particularly described as follows:

Beginning at a nail in a survey cap set in the center of Pinhook Road said nail being South 46° 47' West 29.88 feet from a concrete monument set on the north side of said road, the coordinates of said monument are X = 1,828,992.20, Y = 602,208.78 and is witnessed as follows: a 3-inch Hackberry which bears South 82° 00' East 10.0 feet, a 5-inch Cedar Post which bears North 74° 00' East 1.9 feet and a 5-inch Cedar Post which bears North 72° 00' West 9.6 feet; thence, from the point of beginning severing the lands of the subject owner as follows: North 46° 47' East 29.88 feet to a concrete monument; North 17° 40' East 286.45 feet to an iron pin and North 66° 50' East 282.90 feet, to a concrete monument set in a line of lands now or formerly owned by Davidson County Coon Hunters Association Inc.; thence, along said Coon Hunters Association's line South 10° 00' East 510 feet, more or less, to a point in a line of lands now or formerly owned by Mary A. Travis; thence, along said Travis' line North 77° 30' West passing a corner of lands now or formerly owned by William P. Lovvorn at 385 feet, continuing in all a distance of 450 feet, more or less, to the point of beginning, containing three and nine-tenths (3.90) acres, more or less.

The above bearings are based on the Tennessee State Plane Coordinate System.

Being the same property conveyed to Unites States of America by Deed from Claude Wilson Richeson and wife, Hattie Elizabeth Richeson recorded April 7, 1965, of record in Book 3877, page 752, Register's Office for Davidson County, Tennessee.

Tract 4:

Land in the 2nd, formerly the 3rd, Civil District of Davidson County Tennessee, described according to a survey made by E. L. Miller, Jr. and Company, Surveyors, September 1, 1965, as follows:

Beginning at a nail in cap in the center of Pin Hook Road at the southwest corner of the property conveyed to the United States of America, by Claude Wilson Richeson and wife, of record in Book 3877, page 752, Register's Office for said County; thence with the western boundary line of said United States of America Property north 17° 40' east 311.6 feet and north 66° 50' east 292.9 feet to the northwest corner of said United States of America Property; said point being in the western boundary line of the Davidson County Coon Hunters Association Property; thence with same, north 10° west 40.3 feet; thence south 66° 50' west 307.1 feet to an iron pin; thence south 17° 40' west 333.4 feet to the center of said Pin Hook Road; thence with same, south 77° 30' east 40.2 feet to the beginning.

Being the same property conveyed to Davidson County Coon Hunters Association, a Tennessee Corporation, its successors by Deed from Claude Wilson Richeson and wife, Hattie Elizabeth Richeson recorded October 15, 1965, of record in Book 3947, page 428, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Claude Wilson Richeson, and wife Hattie Elizabeth Richeson by warranty deed from William Douglas Taylor, Jr. and wife Mildred Taylor of record in Book 1248, page 188, Register's Office for Davidson County, Tennessee, dated February 23, 1943 and recorded on February 26, 1943.

The said Hattie Elizabeth Richeson predeceased Claude Wilson Richeson leaving him as surviving tenant by the entireties. The said Claude Wilson Richeson died March 9, 1992, and by his will in case no. 98904 of the Probate Court for Davidson County, Tennessee, he devised this property to Joseph Thomas Lyle.

The said Joseph Thomas Lyle AKA Joseph T. Lyle died on September 27, 2006 and by his will in case no. 07P447 of the Probate Court for Davidson County, Tennessee, he devised this property to his wife, Carolyn June Lyle.

The said Carolyn June Lyle died June 8, 2017 and by her Last Will and Testament entered into Seventh Circuit Court for Davidson County, Tennessee, Probate Division Docket No. 17P2084, she devised this property to Dan R. Lyle, Patti Wiedman, Thomas B. Lyle, and Amber L. Malone.

The said Carolyn June Lyle and June A. Lyle being one and the same person.