**THIS INSTRUMENT PREPARED BY: BECK & BECK, ATTORNEYS**
**4205 Gallatin Pike**
**Nashville, TN 37216**

Karen Johnson Davidson County
Batch# 216675 DEEDWARR
04/12/2019 08:56:14 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190412-0033411

# WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

**AFFIANT**

Subscribed and sworn to before me, this 5 day of April, 2019.

**NOTARY PUBLIC**

JEFF SHOULDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

My commission Expires: 9/7/2021.

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL |
|---|---|---|
| Thomas Darrell Lyle & Pandora Sue Lyle | SAME | 133-07-0-156.00 |
| 7232 Swift Road | | |
| Greenbrier, TN 37073 | | |

For and in consideration of the sum of **200,000** and No/100 Dollars ($200,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CHARLENE LYLE** and **CAROL CLARK**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **THOMAS DARREL LYLE** and wife, **PANDORA SUE LYLE**, hereinafter called the Grantees, their heirs and assigns, all of our interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, as follows, to wit:

> Being land in Davidson County, Tennessee, being Lot No. 119 on the subdivision of Glencoe Acres, a plan of which is recorded in Book 1835, Pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, more particularly described as follows:
>
> Beginning at a point in the westerly margin of Marcus Drive, said point being the common corder of Lots Nos. 119 and 128; thence with the line between Lots Nos. 119 and 128 in a southwesterly direction 124 feet to a point, said point being the common corner of Lots Nos. 119, 120, 128; thence in a southeasterly direction with the common line of Lots Nos. 119 and 120, 132.6 feet to a point in the northerly margin of Mimosa Drive; thence with the curve having a radius of 25 feet along the margin of the intersection of Mimosa Drive; thence with the westerly margin of Marcus Drive in a northwesterly direction 105.5 feet to the point of beginning.

Being the same property conveyed to Charles O. Cammuse and wife, Ruby Ruth Cammuse as tenants by the entirety from Lewis Gaines and Joe Gaines by deed from Southern Trust Company of Nashville, Inc., of record in Book 2093, Page 45, Register's Office for Davidson County, Tennessee. Charles O. Cammuse having since died October 7th, 1994 vesting the property entirely to Ruby Ruth Cammuse, who died December 14th, 2014.

Being the same property conveyed to Charlene Lyle and Carol Clark from Charlene Lyle, Administrator for the Estate Ruth B. Cammuse, by Quitclaim Deed dated 09/02/2015, instrument number 20150902-0089113 in the Register's for Davidson County, Tennessee.

This is improved property, known as 3362 Mimosa Drive, Nashville TN 37211

Said property is conveyed subject to limitations, restrictions and encumbrances as may affect the premises.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Tennessee in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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 5 day of April, 2019.

Charlene Lyle
**CHARLENE LYLE**

Carol Clark
**CAROL CLARK**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **CHARLENE LYLE** and **CAROL C LARK**, the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5 day of April, 2019.

Jeff Shoulders
**NOTARY PUBLIC**

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

My Commission Expires: 9/7/2021.