WARRANTY DEED

Karen Johnson Davidson County
Batch# 459382 DEEDWARR
08/18/2020 02:49:44 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200818-0092922

Y-SB-BB-20-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Darrel Lyle and Pandora S. Lyle	**New Owner**	
(NAME)	(NAME)	**061-08-0-072.00**
7232 Swift Road		
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY CLAPPER GARDNER, SOLE DEVISEE AND EXECUTRIX FOR THE ESTATE OF THOMAS GARDNER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS DARREL LYLE AND PANDORA S. LYLE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract (parcel) of land in Davidson County, Tennessee, as will create an estate in and to said tract [parcel] of land, which is described as follows:

Being Lot No. 16 on the Plan of King's Subdivision, Section No. 1, as of record in Book 1130, page 94, Register's Office for said County, described as follows:

Beginning on the southerly margin of Richmond Drive at the corner of Lots No. 16 and 17; thence with the line between said two lots southwardly 249 degrees feet to the northerly line of the Isaac Litton High School Property; thence with said line eastwardly 108.7 feet to the southwest corner of Hedgewood Drive; thence with the westerly margin of said Drive northwardly 226.7 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northwestwardly 37.3 feet to the southerly margin of Richmond Drive; thence with said Drive, westwardly 66.8 feet to the beginning.

Being the same property conveyed to Travis T. Gardner and wife, Anna E. Gardner by Warranty Deed from William H. Soyars and wife, Delcie Mae Soyars, dated August, 1962 and recorded August 08, 1962, of record in Book 3428, Page 195, Register's Office for Davidson County, Tennessee.

Pursuant to the Last will and Testament of Mrs. Travis T. Gardner, filed April 15, 2002, subject property was devised to Thomas Arlington Gardner.

Being the same property conveyed to Thomas Gardner by Executor's Quitclaim Deed from Thomas Gardner, Executor of the Estate of Anna Gardner of record in Instrument No. 20030109-0004232 Register's Office for Davidson County, Tennessee, cated January 08, 2003 and recorded on January 09, 2003.

The said Thomas A. Gardner is deceased, having died on or about February 7, 2018.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 94, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1373, Page 305, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1130 Richmond Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13th DAY OF AUGUST, 2020.

Estate of Thomas Gardner

BY: _____
Mary Clapper Gardner
Executrix

_____
Mary Clapper Gardner, Sole Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY CLAPPER GARDNER, EXECUTRIX of the ESTATE OF THOMAS GARDNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13th of August, 2020.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY CLAPPER GARDNER, SOLE DEVISEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of August, 2020.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
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Nashville, TN 37212