WARRANTY DEED

Karen Johnson Davidson County
Batch# 573214 **DEEDWARR**
02/11/2021 11:58:44 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20210211-0019868

G-P-21-1130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

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)
Vertical Infill, Inc., A California Corporation	**Same as New Owner**	
(NAME) **2385 Camino Vida Roble #200**	(NAME)	**061-08-0-72.00**
(ADDRESS) **Carlsbad, CA 92011**	(ADDRESS)	
(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, **THOMAS DARREL LYLE AND PANDORA S. LYLE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VERTICAL INFILL, INC., A CALIFORNIA CORPORATION,** 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:

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 Thomas Darrel Lyle and Pandora S. Lyle, husband and wife by Warranty deed from Mary Clapper Gardner, sole devisee and Excutrix for the estate of Thomas Gardner of record in Instrument No. 20200818-0092922 Register's Office for Davidson County, Tennessee, dated August 13, 2020 and recorded on August 18, 2020.
Being the same property conveyed to Thomas Gardner by Executor's Quitclaim deed from Thomas Gardner, Executor for the Estate of Anna Gardner of record in Instrument No. 20030109-0004232 Register's Office for Davidson County, Tennessee, dated January 08, 2003 and recorded on January 09, 2003. The said Thomas A. Gardner is deceased, having died on or about February 7, 2018.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 of record in Book 3428, page 195, Register's Office for Davidson County, Tennessee, dated August 03, 1962 and recorded on August 08, 1962. Pursuant to the Last Will and Testament of Mrs. Travis T. Gardner, filed April 15, 2002, subject property was devised to Thomas Alington Gardner.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3428, Page 195, 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 8th DAY OF FEBRUARY, 2021.

Thomas Darrel Lyle

Pandora S. Lyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS DARREL LYLE, 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 8th of February, 2021.

Notary Public
My Commission Expires: 9/7/21
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PANDORA S. LYLE, 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 8th of February, 2021.

Notary Public
My Commission Expires: 9/7/21
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212