This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-21-0392

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is ~~$715,000.00~~ $660,000.00

Sworn to and subscribed before me this 10th day of January, 2022.

Affiant

Notary Public

Karen Johnson Davidson County
Batch# 787728 **DEEDWARR**
01/11/2022 02:42:13 PM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20220111-0003631

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Chico Capital, LLC 612 Crieve Rd. Nashville, TN 37220	New Owner	115-05-0-035.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bryan Lytle and Wioletta Lytle, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Chico Capital, LLC, a Tennessee limited liability company,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of West Meade Estates, Section III, of record in Plat Book 3106, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 149 fronts 154 feet on the Southerly side of Brownlee Drive and extends back 513.62 feet on the Easterly line and 530 feet on the Westerly line to a deadline measuring 37 feet thereon, more or less.

Being the same property conveyed to Bryan Lytle and wife, Wioletta Lytle by Warranty deed from Joseph Shillis and wife, Alice M. Shillis of record in Instrument No. 20170223-0018120 Register's Office for Davidson County, Tennessee, dated February 21, 2017 and recorded on February 23, 2017.

This is improved property known as **6551 Brownlee Drive, Nashville, TN 37205.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 5 day of January, 2022.

Bryan Lytle

Wioletta Lytle

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bryan Lytle and Wioletta Lytle, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of January 2021.

Notary Public
My Commission Expires:

