39B

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $221,900.00

Subscribed and sworn before me this the 28th day of June, 2010.

Affiant

(Affix Seal)

Notary Public
My Commission Expires: 5/20/14

WARRANTY DEED

2010237

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Benjamin Christopher Lion and wife, Lori Ann Lion
6809 Sunnywood Drive
Nashville, TN 37211

Send tax bills to:
Pinnacle National Bank
150 3rd Avenue South Suite 900
Nashville, TN 37201

Map 181-1-A, Parcel 42 CO

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,

John C. Meyer and wife, Stephanie O. Meyer

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Benjamin Christopher Lion and wife, Lori Ann Lion

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 145, on the plan of Section 1, Sugar Valley, a Planned Unit Development, of record in Plat Book 9700, pages 709-711, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being all of the same property conveyed to John C. Meyer and wife, Stephanie O. Meyer, by deed from Yazdian Construction, Inc., of record in Instrument No. 20030213-0019887, dated 02/07/2003, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 9700, page 374 and Plat Book 9700, pages 709-711, Register's Office for Davidson County, Tennessee.

Subject to Deed conveying open space to HOA of record in Instrument Number 20000425-0041128, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 11069, page 14, Instrument Number 20040203-0013041, and Instrument Number 20071214-0143932, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2010, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 6809 Sunnywood Drive, Nashville, TN, 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 28th day of June, 2010.

BILL GARRETT, Davidson County
Trans:T20100040972 DEEDWARR
Recvd: 07/02/10 15:18 2 pgs
Fees:13.00 Taxes:821.03

20100702-0052370

John C. Meyer

Stephanie O. Meyer

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 John C. Meyer and wife, Stephanie O. Meyer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2010.

My commission expires: 11/30/2010

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

+