...ia and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Nathan W. Lyons
2701 Natchez Trace
Nashville, Tennessee 37212

SEND TAX BILL TO:
Owner

MORTGAGEE:
NEW OWNER

BILL GARRETT, Davidson County
Trans:T20110005558 DEEDWARR
Recvd: 01/28/11 08:20 3 pgs
Fees:18.00 Taxes:841.75
20110128-0007676

MAP 104-14
GROUP
PARCEL 135.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard W. Hill and Ashley P. Hill, III,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Nathan W. Lyons**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 52 feet of the northerly 192 feet of Lot No 25 on the plan of Belair, of record in Book 332, page 6, said Register's Office, Davidson County, Tennessee.

Said part of said Lot No 25 fronts 52 feet on the west side of 28th Ave South and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Richard W. Hill and Ashley P. Hill, III by Last Will and Testament of Thomas Boyd Bender entered in the Seventh Circuit Court for Davidson County, Tennessee, on March 8, 2008, Case No. 08P327 and having been recorded in the Register's Office, Davidson County, Tennessee, of record in Instrument no. 20090707-0063524, Register's Office for Davidson County, Tennessee and by Installment Deed from L. H. Hardaway and Daisie Cupton Hardaway to M. R. Boyd and wife, Kathleen Boyd recorded on May 4, 1934, of record in Book 877, page 168, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **2701 Natchez Trace, Nashville, Tennessee 37212.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **24th** day of **January, 2011.**

Richard W. Hill

Richard W. Hill

Ashley P. Hill

Ashley P. Hill, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Richard W. Hill and Ashley P. Hill, III**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of January, 2011.

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $227,500.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of January, 2011.

NOTARY PUBLIC

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

My Commission Expires September 9, 2014