BILL GARRETT, Davidson County
Trans:T20110011216 DEEDWARR
Recvd: 02/23/11 15:56 2 pgs
Fees:13.00 Taxes:688.20

20110223-0015028

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-11110100016

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 4th day of FEBRUARY, 2011

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CANDICE WADE	STATE FARM BANK, FSB	083-10-0-087.00
416 AVONDALE DRIVE	111 CORPORATE OFFICE DR. STE. 300	
NASHVILLE, TN 37206	EARTH CITY, MO 63045	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SIOBHAN LYONS, FKA SIOBHAN M. BARONE AND HUSBAND, JAMES A. LYONS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CANDICE WADE, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot Nos. 143 and 144 on the map of McEwen Place as of record in Book 332, Page 133, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Siobhan M. Barone, unmarried, by Warranty Deed from Helen Christine Rigsby, unmarried, dated 5/18/92 and recorded 5/20/92 in Book 8630, page 122, Register's Office for Davidson County, Tennessee. The said Siobhan M. Barone and Siobhan Lyons are one and the same person.

The undersigned James A. Lyons, spouse of Siobhan Lyons joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This is improved (X) property known as **416 AVONDALE DRIVE, NASHVILLE, TN 37206**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 4th day of FEBRUARY, 2011.

Siobhan Lyons F/N/A Siobhan M. Barone
SIOBHAN LYONS F/N/A SIOBHAN M. BARONE

JAMES A. LYONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SIOBHAN LYONS F/N/A SIOBHAN M. BARONE AND HUSBAND, JAMES A. LYONS 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 at Nashville, Tennessee, this 4th day of FEBRUARY, 2011.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014