STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 76150000

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of May 2011.

Priscilla C. Urbanek
Notary Public

MY COMMISSION EXPIRES: May 8, 2012

(AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE SOLUTIONS, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lesly S. Tyson	Beacon Federal	11611006200
(NAME) 330 Lynnwood Boulevard	(NAME) 6611 Manlius Ctr Rd	11611011600
(ADDRESS) Nashville, TN 37205	(ADDRESS) E. Syracuse, NY 13057	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

MICHAEL J. MCCOY AND NANCY R. MCCOY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lesly S. Tyson and husband Benjamin J. Tyson

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:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Howard Subdivision, recorded as Instrument No. 20060517-0057821, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Map & Parcel No. 1161106200.

Being the same property conveyed to Michael J. McCoy and Nancy R. McCoy by Warranty Deed from Charles Howard and Chris Howard, recorded June 19, 2006 in Instrument No. 20060619-0072673, in the Register's Office of Davidson County, Tennessee.

Tract II:
Unimproved property on Pendleton Avenue in Davidson County, Tennessee, known as Parcel 116 on Metro Tax Map 116-11.

Map & Parcel No. 11611011600.

Being the same property conveyed Howard to Michael J. McCoy and wife, Nancy R. McCoy by Quit Claim Deed from Charles Howard and wife, Chris Howard recorded August 8, 2006 in Instrument No. 20060808-0097436, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved ☒ property, known as 330 Lynnwood Boulevard, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this the 20 day of May 2011.

Michael J. McCoy

Nancy R. McCoy

BILL GARRETT, Davidson County
Trans:T20110035468 DEEDWARR
Recvd: 06/14/11 11:21 2 pgs
Fees:13.00 Taxes:2847.15
20110614-0045472

STATE OF PA

COUNTY OF Delaware

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. M Coy, 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 on this

Commission expires: Feb. 22, 2014

Mary H. Galloway
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mary H. Galloway - Notary Public
NEWTOWN TWP., DELAWARE COUNTY
MY COMMISSION EXPIRES FEB. 22, 2014

STATE OF PA

COUNTY OF Delaware

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy R McCoy, 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 on this

Commission expires: Feb. 22, 2014

Mary H. Galloway
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mary H. Galloway - Notary Public
NEWTOWN TWP., DELAWARE COUNTY
MY COMMISSION EXPIRES FEB. 22, 2014