BILL GARRETT, Davidson County
Trans:T20120005101 DEEDWARR
Recvd: 01/23/12 10:40 2 pgs
Fees:13.00 Taxes:880.60
20120123-0006075

# WARRANTY DEED

R-FSBO-11-2807

DIANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

Subscribed and sworn to before me this 17th DAY OF January, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joel Lyons | Joel Lyons | |
| 301 Demonbreun St, #411 (ADDRESS) | 301 Demonbreun St, #411 (NAME) | |
| Nashville, TN 37201 (CITY) (STATE) (ZIP) | Nashville, TN 37201 (ADDRESS) (CITY) (STATE) (ZIP) | 104-14-115.00 |

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 considerations, the receipt of which is hereby acknowledged, we LESLIE POWELL MEACHAM, MARRIED, AND AND PAMELA P. MCGRATH, AKA PAMELA POWELL POWER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOEL LYONS, UNMARRIED, AND NATHAN W. LYONS, UNMARRIED, AS TENANTS IN COMMON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 50 FEET OF THE NORTH HALF OF LOT NO. 32 AND THE EASTERLY 1 FOOT OF THE NORTH HALF OF LOT NO. 31 ON THE PLAN OF BELAIR, OF RECORD IN PLAT BOOK 332, PAGE 6, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF SAID LOTS FRONT 51 FEET ON THE SOUTHERLY SIDE OF WEST LINDEN FORMERLY SUNSET AVENUE, AS NOW ESTABLISHED, AND RUN BACK BETWEEN PARALLEL LINES, 150 FEET TO A DEAD LINE WHICH IS LOCATED 209 FEET NORTH OF AND PARALLEL WITH WESTWOOD AVENUE.

BEING THE SAME PROPERTY CONVEYED TO BERTIE LOFTIS WHITE BY DEED FROM J. LEROY DAVIS AND WIFE, BESSIE T. DAVIS, OF RECORD IN BOOK 772, PAGE 18, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 8, 1928. THE SAID BERTIE LOFTIS WHITE AKA BIRDIE L. WHITE HAVING SINCE DIED, AND THE SAID PROPERTY WAS DEVISED TO FRANCES W. POWELL BY WILL OF BIRDIE L. WHITE, OF RECORD IN WILL BOOK 139, PAGE 422, PROBATE COURT CLERK'S OFFICE FOR SAID COUNTY (WILL ALSO FILED IN BOOK 7822, PAGE 203, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE).

THE SAID FRANCES W. POWELL HAVING SINCE DIED AND BY WILL FILED JULY 9, 2002 IN DOCKETT NO. 02P-1168 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, THE SAID PROPERTY WAS LEFT TO LESLIE POWELL MEACHAM AND PAMELA POWELL POWER IN EQUAL SHARES WITH LESLIE POWELL MEACHAM APPOINTED AS EXECUTRIX OF THE ESTATE.

ALSO SEE AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBER 20020718-0086822 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID PAMELA POWELL POWER BEING ONE AND THE SAME AS PAMELA P. MCGRATH.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE 6; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY IS NEITHER THE MARITAL OR PRIMARY RESIDENCE OF EITHER GRANTOR HEREIN.

unimproved ( )
This is improved ( X ) property, known as 2807 West Linden Ave, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th day of January, 2012.

Leslie Powell Meacham

Leslie Powell Meacham

Pamela P. McGrath

Pamela P. McGrath

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leslie Powell Meacham and Pamela P. McGrath, the within named bargainor, 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 the 17th day of January, 2012.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903