THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12020229** BILL GARRETT, Davidson County Trans:T20120016044 DEEDWARR Recvd: 03/05/12 13:17 2 pgs Fees:13.00 Taxes:999.00 20120305-0019091	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me, this 2nd day of March, 2012. Notary Public My Commission Expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

WARRANTY DEED

Address New Owner: Nathan W. Lyons 301 Demonbreun St. #411 Nashville TN 37201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11708021300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Johann C. Huetter, individually and Johann C. Huetter, Trustee of the Maria D. Keys Special Needs Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan W. Lyons**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 9 on the Map of B. J. McCarthy's Subdivision, as of record in Book 421, Page 170, Register's Office for said County.

Said Lot No. 9 fronts 100 feet on the Southerly side of Gale Avenue and runs back on the East line 437.8 feet and on the West line 447 feet to the right-of-way of the Tennessee Central Railroad Company and shows 100.4 feet on said right-of-way.

Less and except that portion of property conveyed to the State of Tennessee by deed recorded in Book 4811, Page 92, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Laura H. Jenkins to Conrad Huetter and wife, Maria Zlunka Huetter as recorded on the 12th day of June, 1964 in Deed Book 3767, Page 553 and Order Admitting Will to Probate and Establishing Title to Certain Real Estate as recorded on the 1st day of February, 2010 in Instrument No. 20100201-0007612, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF B. J. MCCARTHY'S SUBDIVISION, as recorded in Plat Book 421, Page(s) 170.

This is improved property located at 1415 Gale Lane Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March, 2012.

Johann C. Huetter

Johann C. Huetter

Maria D. Keys Special Needs Trust

BY: Johann C. Huetter, Trustee

Johann C. Huetter, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Johann C. Huetter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2012.

Kate Rosenthal

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE:
COUNTY of DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johann C. Huetter, Trustee of the Maria D. Keys Special Needs Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Maria D. Keys Special Needs Trust, the maker or a constituent of the maker and as Trustee is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of March, 2012.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014