THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for the transfer is $ -0 -

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF March, 2012

Notary Public
My Commission Expires: 11/7/12

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS OF NEW OWNER:
Phillip A. Lyons and
Keatha P. Lyons, Trustee
908 Century Oak Dr.
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NO.:
MAP #180040A10200CO

BILL GARRETT, Davidson County
Trans:T20120024016 DEEDWARR
Recvd: 04/03/12 10:56 2 pgs
Fees:12.00 Taxes:0.00

20120403-0028069

WARRANTY DEED

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, Holt Valley, a Tennessee general partnership, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Phillip A. Lyons and Keatha P. Lyons, Trustees, or their successors in trust, under the Lyons Revocable Living Trust, dated September 25, 2009, 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:

BEING Lot No. 23, on the Plan of Resubdivision of Lots 23, 32, and 168, Section Two, Highland Creek, of record in Instrument 20040130-0011798, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Holt Valley, LLC, a Tennessee limited liability company by deeds from Richard A. Nelson and wife, Christine M. Nelson, of record in Book 11294, Page 633, R.O.D.C., TN; from Sharon Vaughn Lewis of record in Book 11294, Page 637, R.O.D.C., TN; from James O. Shannon and wife, Dale E. Shannon of record in Book 11294, Page 641, R.O.D.C., TN; from Radnor Homes, Inc. of record in Book 11294, page 644, R.O.D.C., TN; from Vira M. Honeycutt and husband, Sam W. Honeycutt, Sr. of record in Book 11294, Page 647, R.O.D.C., TN; from Charles Edward Cardwell and wife, Anna Marie Cardwell of record in Book 11294, Page 651, R.O.D.C., TN; from Dean Dail Freetly and wife, Mary Alice Freetly, of record in Book 11294, Page 655, R.O.D.C., TN; and further by Quitclaim Deed recorded in Book 11294, Page 658, Register's Office for Davidson County, Tennessee. The said Holt Valley, LLC, merged Holt Valley, a Tennessee general partnership leaving Holt Valley, a Tennessee general partnership as the surviving entity, said merger being evidenced by a Certificate of Merger filed with the Tennessee Secretary of State on January 5, 1999, a copy of which is recorded as Instrument 20010215-0014437, said Register's Office. The title to the property is now vested in Holt Valley, a Tennessee general partnership. **

This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of record in Book 11568, Page 311; in Instrument No. 20000413-0037474, and By-Laws in Book 11568, Page 301, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assume by the Grantee(s) herein.

And being the same property conveyed to Phillip A. Lyons by deed from Holt Valley, of record in Instrument 20030523-0070708, said Register's Office. And being the same property conveyed to Phillip A. Lyons and Keatha P. Lyons, Trustees, of record in Instrument 20091125-0108442, said Register's Office. See also Affidavit of Scrivener's Error*

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is ( ) Unimproved, (x) Improved Property known as: 908 Century Oak Drive – Nashville, TN 37211

***of record in Instrument 20100115-0003838, Said Register's Office.

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 5th day of March, 2012.

GRANTORS – HOLT VALLEY, G.P.

BY: James R. Carbine,

TITLE: Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James R. Carbine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Partner of Holt Valley, GP, the within named bargainer and partnership, and that he/~~she~~ as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of March, 2012.

My Commission Expires: 10-21-12

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY