STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17 DAY OF August, 2012.

NOTARY PUBLIC

My Commission expires: 07/08/13

Rachel Negl
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 12050031

Address of New Owner
Jeremy H. Lyons and
Nathan Lyons
301 Demonbreun #411
Nashville, TN 37201

Send Tax Bills To:
New Owner

Tax Information:
104-11-0-238

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Dorothy W. Knight a/k/a Dorothy Jane Knight,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Jeremy H. Lyons and Nathan Lyons,** *hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit: *as tenants in common

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 88, on the map of the Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Plat Book 421, page 7, Register's Office for said County.

Said Lot fronts 60 feet on the north side of Essex Avenue and runs between parallel lines 170 feet to an alley.

Being the same property conveyed to Jesse L. Knight Jr., and wife, Dorothy W. Knight a/k/a Dorothy Jane Knight by deed from A.H. Warf and wife, Virginia Warf, dated 08/13/1960, of record in Book 3104, page 499, Register's Office for Davidson County, Tennessee. Also being the same property title to which vested in Dorothy W. Knight upon the death of her husband, Jesse L. Knight Jr., by reason of their tenancy by the entirety. DOD 09/01/2007.
Dorothy W. Knight and Dorothy Jane Knight are one and the same person

This is improved property generally located:
2604 Essex Place, Nashville, TN 37212

SUBJECT TO THE FOLLOWING:

1. 2012 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Book 421, page 7 , Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BILL GARRETT, Davidson County
Trans:T20120062460 DEEDWARR
Recvd: 08/21/12 13:39 2 pgs
Fees:13.00 Taxes:1110.00
20120821-0075089

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Dorothy W. Knight** has/have caused this instrument to be executed, this the 17 day of August, 2012.

Dorothy Jane Knight
By mary Nancy Coleman
Atty-in-Fact

Dorothy W. Knight
By: Mary Nancy Coleman Atty-in-fact
Instrument Number 20120725-0065322 RODCT

STATE OF TENNESSEE
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Mary Nancy Coleman**, Attorney-in-fact, acting on behalf of **Dorothy W. Knight**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in behalf of **Dorothy W. Knight**, and who acknowledged that she executed the same as the free act and deed of **Dorothy W. Knight**

This the 17 day of August, 2012.

My commission Expires: 4/24/14

NOTARY PUBLIC

LEWIS BRONNER MCCOY
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY