WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

G-TCH-12-3907

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
Nathan W. Lyons	Nathan W. Lyons	
3907 Trimble Road	301 Demonbreun Street, #411	
Nashville, TN 37215	Nashville, TN 37201	130-7-107.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we NANCY HAWLEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NATHAN W. LYONS AND LAUREN KERI LYONS, HUSBAND AND WIFE, 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
BEING PARTS OF LOTS NO. 215, 216, 217, PART OF 9TH STREET (NOW CLOSED) AND PART OF BRIGHTON AVENUE (NOW CLOSED) ON THE PLAN OF PART OF ROYAL OAKS LAND COMPANY'S SUBDIVISION OF THE BAKER TRACT, AS OF RECORD IN BOOK 421, PAGES 102 AND 103, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO. 6 AND THE EASTERLY 9.2 FEET FRONT AND 4.8 FEET REAR OF LOT NO. 5 ON THE UNRECORDED PLAN OF FITZPATRICK'S RE-SUBDIVISION OF LOTS NO. 214, 215, 216, PART OF LOT NO. 217, PART OF 9TH STREET (NOW CLOSED) AND PART OF BRIGHTON AVENUE (NOW CLOSED) ON SAID ROYAL OAKS LAND COMPANY'S SUBDIVISION, DESCRIBED ACCORDING TO A SURVEY MADE BY Z. J. WILKINSON, APRIL 10, 1947, AS FOLLOWS:
BEGINNING ON THE SOUTHERLY MARGIN OF TRIMBLE ROAD, AT A POINT 263.4 FEET EAST OF THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO LOUISE V. HARDISON BY DEED FROM HELEN T. DUNN AND HUSBAND, OF RECORD IN BOOK 1539, PAGE 573, SAID REGISTER'S OFFICE, BEING 9.2 FEET WEST OF THE CORNER OF LOTS NO. 5 AND 6 ON SAID FITZPATRICK'S UNRECORDED PLAN; THENCE WITH THE SOUTHERLY MARGIN OF SAID ROAD, EASTWARDLY 148 FEET TO THE NORTHWEST CORNER OF THE WILK PROPERTY; THENCE WITH SAID WILK'S WESTERLY LINE, SOUTHWARDLY 334 FEET TO THE NORTHEAST CORNER OF LOT NO. 1; THENCE WITH THE NORTHERLY LINE OF LOTS NO. 1 AND 2, WESTWARDLY 148 FEET TO A POINT 4.8 FEET WEST OF THE CORNER OF LOTS NO. 5 AND 6; THENCE NORTHWARDLY 318.9 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM THOMAS B. KETTERSON AND WIFE, BEULAH E. KETTERSON TO BRUCE S. HAWLEY AND WIFE, MARGARET BOWMAN HAWLEY AS RECORDED IN DEED BOOK 2746, PAGE 99, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARGARET BOWMAN HAWLEY HAVING SINCE DIED LEAVING BRUCE S. HAWLEY AS SURVIVING TENANT BY THE ENTIRETY. THE SAID BRUCE S. HAWLEY HAVING SINCE DIED ON OCTOBER 27, 2005, CONVEYING PROPERTY TO NANCY HAWLEY BY LAST WILL AND TESTAMENT OF RECORD IN DAVIDSON COUNTY PROBATE DOCKET NO. 05P-1908 AND INSTRUMENT NO. 20120905-0080169, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 421, PAGES 102 AND 103; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 4337, PAGE 138 AND BOOK 5391, PAGE 407; AND EASEMENT FOR RIGHT OF WAY TO NASHVILLE GAS COMPANY OF RECORD IN BOOK 4388, PAGE 893, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED TO CONVEY ANY AND ALL INTEREST, MARITAL OR OTHERWISE, THAT HE MAY HAVE IN SAID PROPERTY.

BILL GARRETT, Davidson County
Trans:T20120071091 DEEDWARR
Recvd: 09/20/12 15:31 2 pgs
Fees:13.00 Taxes:1850.00
20120920-0085745

unimproved ( )

This is improved (X) property, known as 3907 Trimble Road, Nashville, Tennessee 37215

(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 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 19th day of September, 2012.

Nancy Hawley

Dave Lesko

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Hawley and Dave Lesko, 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 19th day of September, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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