THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12091840

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120078421 DEEDWARR
Recvd: 10/16/12 09:45 2 pgs
Fees:13.00 Taxes:2238.50
20121016-0094626

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $605,000.00.

Angie McConaha
Affiant

Subscribed and sworn to before me, this 9th Day of October, 2012.

Notary Public
My Commission Expires: 6-28-15

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew J. Dodd and Laurie Dodd 2807 W Linden Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 10414011500

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, **Joel Lyons, married and Nathan W. Lyons, married, as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew J. Dodd and Laurie Dodd, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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 Joel Lyons, unmarried, and Nathan W. Lyons, unmarried, as tenants in common by Warranty Deed from Leslie Powell Meacham, married, and Pamela P. McGrath, aka Pamela Powell Power, married, recorded on the 23rd day of January, 2012 in Instrument No. 20120123-0006075, in the Register's Office of Davidson County, Tennessee.

Subject property is not the marital residence of Grantors.

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 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELAIR, as recorded in Plat Book 332, Page(s) 6, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or

national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 2807 W Linden Avenue 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 9th Day of October, 2012.

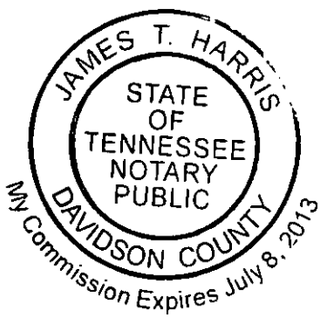
Joel Lyons by Nathan W. Lyons attorney-in-fact Nathan W. Lyons
By Nathan W. Lyons, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathan W. Lyons, 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 9th day of October, 2012 .

Notary Public
My Commission Expires: _____



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan W. Lyons, 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 Attorney-in-fact for Joel T. Lyons, of the maker or a constituent of the maker and 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 9th day of October, 2012.

Notary Public
My Commission Expires: _____

