BILL GARRETT, Davidson County
Trans:T20130015539 DEEDWARR
Recvd: 02/25/13 13:18 2 pgs
Fees:13.00 Taxes:906.50
20130225-0018618

WARRANTY DEED

MARY JAYNE MASTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **February, 2013.**

Notary Public

MY COMMISSION EXPIRES: 8/17/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Lyons, Lindsay R Lyons and Nathan Lyons	New Owner	13104015200
(NAME)	(NAME)	
1107 Woodvale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Ken Mack Hindman and Kristina Marie Hindman, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joel Lyons and Lindsay R Lyons, husband and wife and Nathan Lyons, as tenants in common**, 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:

Land in Davidson County, Tennessee, being Lot No. 9 of Block 20 of the Map of College Park, as of record in Book 843, page 29, Register's Office for said County.

Said Lot No. 9 fronts 100 feet on the southerly side of Woodvale Drive and runs back between parallel lines, 164 feet 6 inches on the easterly line and 163 feet 9 inches more or less on the westerly line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Kristina Marie Joiner by deed from Oleta Wisdom, Verna Belle Hooie, Celestine Butler, Willie B. Turpen, Rual Newton, Glyn Ed Newton, Angela C. Newton and Robert A. Turnpen, Executor of the Estate of Eudine Hammond Cannon, deceased, of record in Book 9062, page 953, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 11552, page 393, said Register's Office, Krista Marie Joiner (now known as Kristina Marie Hindman) conveyed a one-half undivided interest in subject property to Ken Mack Hindman.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1107 Woodvale Drive, Nashville, TN 37204

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, has 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 **15th** day of **February, 2013.**

Ken Mack Hindman

Kristina Marie Hindman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Ken Mack Hindman and Kristina Marie Hindman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **February, 2013.**

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

Notary Public

My commission expires: