File No. 130075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130017361 DEEDWARR
Recvd: 03/04/13 08:07 2 pgs
Fees:13.00 Taxes:962.00
20130304-0021050

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Lyons and Nathan Lyons	~~Same as~~ new owner	131-04-0-216.00
(NAME)	(NAME)	
1136 Brookmeade Drive	4040 Woodlawn Dr., unit 17	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville TN 37205	
(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, Daniel Phillip Mayer and wife, Tonya Goforth Mayer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy Lyons 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. 6 on the Map of Duncanwood, as of record in Book 1424, Page 139, Register's Office for said County, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Holmes H. Collier and wife, Dorothy S. Collier, by Warranty Deed from Ellen McKinney, now Zink, dated 12/22/64 and recorded 12/23/64 in Book 3845, Page 355, in the Register's Office of Davidson County, Tennessee. The said Holmes H. Collier is also known as Holmes Huellette Collier. The said Dorothy S. Collier is also known as Dawn Shaffer Collier. The said Holmes Huelette Collier having since died on or about December 1, 2008, and by his Last Will and Testament filed 1/21/09 in Case No. 09P-95, in the Probate Court for Davidson County, Tennessee, subject property having been devised to his wife, Dawn Shaffer Collier. The said Dawn Shaffer Collier having since died on or about March 26, 2010, and by her Last Will and Testament filed 4/1/10 in Case No. 10P-520, in the Probate Court for Davidson County, Tennessee, subject property having been devised to Daniel Phillip Mayer and Tonya Goforth Mayer. The said Daniel Phillip Mayer and Tonya Goforth Mayer having been appointed Co-Executors of the Estate of Dawn Shaffer Collier by Order filed 4/1/10 in Case No. 10P-520, in the Probate Court for Davidson County, Tennessee. Said property having been further conveyed to Daniel Phillip Mayer and Tonya Goforth Mayer, by Quitclaim Deed from Daniel Phillip Mayer and Tonya Goforth Mayer, as Co-Executors of the Estate of Dawn Shaffer Collier, Deceased, dated 11/30/11 and recorded 12/2/11 in Instrument No. 20111202-0094090, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1136 Brookmeade Drive, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 130075

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 28th day of February, 2013.

Daniel Phillip Mayer

Tonya Goforth Mayer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Phillip Mayer and wife, Tonya Goforth Mayer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2013.

Commission expires:

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016