BILL GARRETT, Davidson County
Trans:T20130020229 DEEDQC
Recvd: 03/13/13 08:32 3 pgs
Fees:17.00 Taxes:0.00
20130313-0024717

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

QUITCLAIM DEED

FROM: SHELLY LYONS F/K/A SHELLY ABELL

TO: JAIME LYONS

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ -0- .

Affiant

Subscribed and sworn to before me this 5th day of February, 2013.

Notary Public

My Commission Expires: November 4, 2013

Commission Expiration Date

JEWELL WINN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
SHELLY AND JAIME LYONS 248 W. MARTHONA ROAD MADISON, TN 37115	PINNACLE NATIONAL BANK 211 COMMERCE STREET SUITE 300 NASHVILLE, TN 37201	42-15-18

KNOW ALL MEN BY THESE PRESENTS that SHELLY LYONS (F/K/A SHELLY ABELL), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of creating a Tenancy-in-Common with right of survivorship between SHELLY LYONS AND JAIME LYONS, WIFE AND HUSBAND, the said SHELLY LYONS, does hereby convey, remise, release and forever quitclaim unto JAIME LYONS, her husband, his heirs and assigns, one-half undivided interest in and to a certain tract or parcel of land in Davidson County, Tennessee described as follows:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

This is improved property known as 248 W. Marthona Road, Madison, Tennessee 37115.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance,

violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

WITNESS our hands this 27th day of February, 2013.

Shelly Lyons (F/K/A Shelly Abell)

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 Shelly Lyons (F/K/A Shelly Abell), the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 2013.

My Commission Expires:
MY COMMISSION EXPIRES: **November 4, 2013**

SIGNATURE OF NOTARY PUBLIC

Jewell Winn
PRINTED NAME OF NOTARY PUBLIC

875 Loretta Dr.
ADDRESS OF NOTARY PUBLIC

Goodlettsville, TN 37072

JEWELL WINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Land in the 11th, formerly 19th Civil District of Davidson County, being Lots Nos. 99, 100, 101, 102, 103 and 104 of Block "C", on the Plan of Marthona, not of record, described according to a survey made by J. A. Mefford, Surveyor, December 1937 as follows:

Said Lots Nos. 99, 100, 101, 102, 103 and 104 comprise a frontage of 150 feet, fronting on the Westerly side of Marthona Road West (formerly Ezell Road West) and being on the Northwest corner of Vantrease Road (formerly Ezell Road West and Ezell Road South) and running back along Vantrease Road (formerly Ezell Road South) between parallel lines 275 feet to a dead line, measuring 150 feet thereon.

Being the same property conveyed to Shelly Abell N/K/A Shelly Lyons by deed from Sharon Rippy, a single woman, of record as Instrument 20040604-0065738, Register's Office for Davidson County, Tennessee.