Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

Davidson County	DEEDWARR
Recvd: 04/12/13 13:15	4 pgs
Fees:23.00 Taxes:1172.90	
20130412-0036544	

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $317,000.00

Affiant

Subscribed and sworn to before me, this 4 day of April, 2013.

Notary Public
My commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

03-1303-37918

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas Lyons		116-16-0-128.00
~~4025 Wallace Lane~~ 301 Demonbreun #411	301 Demonbreun St #411	
Nashville TN 372~~15~~ 01	Nashville TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrea D. Chan**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Thomas Wayne Lyons and wife, Debora Ann Lyons**, hereinafter called the Grantees, their successors 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. 54, on the Plan of Part 1 - Wallace Subdivision, of record in Plat Book 1424, Page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrea D. Chan by Quitclaim Deed from Ellen L. Dolby, Area Director of Internal revenue for Gulf States Area, Small Business/Self Employed, dated February 21, 2006, recorded February 24, 2006, of record in Instrument No. 20060224-0021897, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4025 Wallace Lane, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 3rd day of April, 2013.

Andrea D. Chan

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrea D. Chan and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in _____, ____, this _____ day of April, 2013.

_____
Notary Public

My Commission expires:

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California)

)ss.

County of Shasta)

On 4/3/13 before me, K. GREAVES , Notary Public, personally appeared Andrea D. Chan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature _____ (Seal)

K. GREAVES
COMM. NO. 1854546
NOTARY PUBLIC - CALIFORNIA
SHASTA COUNTY
MY COMMISSION EXPIRES
JUNE 18, 2013

2008ack.doc

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

