RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133071

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130046044 DEEDWARR
Recvd: 06/03/13 15:28 2 pgs
Fees: 13.00 Taxes: 613.83
20130603-0055836

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,900.00.

Debbie Mann
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2013.

Deborah H. Berrie
NOTARY PUBLIC

My commission expires: 9-8-2013

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Jackson 204 West Marthona Road Madison, TN 37115	Sumner Bank & Trust 240 West Broadway Gallatin, TN 37066	042150134.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Five Thousand Nine Hundred and 00/100 Dollars ($165,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **DANA M. LYON, UNMARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MATTHEW JACKSON**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Edwin Waller Lots, as shown on plat of record in Plat Book 8250, Page 139, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dana M. Lyon, unmarried, by Warranty Deed from Steven C. Howd, unmarried, dated 8/29/2007, recorded 9/7/2007, of record in Instrument No. 20070907-0107500, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 204 West Marthona Road, Madison, TN, 37115.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31 day of May, 2013.

Dana M. Lyon

DANA M. LYON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Dana M. Lyon, 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 seal, this the 31 day of May, 2013.

Leslie Garside

Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside

Printed Notary Name

My commission expires: 12/23/2014