NEW OWNER:

Dennis Robert Sagan
3907 TRIMBLE RD
NASHVILLE, TN 37215

SEND TAX BILLS TO:
NEW OWNER

Map 130
Group 07-0
Parcel 107.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 13-0538

BILL GARRETT, Davidson County
Trans:T20130046674 DEEDWARR
Recvd: 06/05/13 08:25 3 pgs
Fees:18.00 Taxes:5546.30
20130605-0056668

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Four Hundred Ninety Nine Thousand and 00/100 Dollars ($1,499,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **NATHAN W. LYONS and wife, LAUREN KERI LYONS** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **DENNIS ROBERT SAGAN unmarried,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows to-wit:

Being parts of Lots No. 215, 216, 217, part of 9th Street (now closed) and part of Brighton Avenue (now closed) on the plan of Part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said county, being Lot No. 6 and the easterly 9.2 feet front and 4.8 feet rear of Lot No. 5 on the unrecorded plan of Fitzpatrick's Re-Subdivision of Lots No. 214, 215, 216, part of Lot No. 217, part of 9th Street (now closed) and part of Brighton Avenue (now closed) on said Royal Oaks Land Company's Subdivision, described according to a survey made by Z. J. Wilkinson, April 10, 1947, as follows:

Beginning on the southerly margin of Trimble Road, at a point 263.4 feet east of the northeastern corner of the property conveyed to Louise V. Hardison by deed from Helen T. Dunn and husband, of record in Book 1539, Page 573, said Register's Office, being 9.2 feet west of the corner of Lots No. 5 and 6 on said Fitzpatrick's unrecorded plan; thence with the southerly margin of said Road, eastwardly 148 feet to the northwest corner of the Wilk property; thence with said Wilk's westerly line, southwardly 334 feet to the northeast corner of Lot No. 1; thence with the northerly line of Lots No. 1 and 2, westwardly 148 feet to the point 4.8 feet west of the corner of Lots No. 5 and 6; thence northwardly 318.9 feet, more or less, to the beginning.

Being the same property conveyed to Nathan W. Lyons and Lauren Keri Lyons, husband and wife, by Warranty Deed from Nancy Hawley, married dated September 19, 2012 and of record in Instrument No. 20120920-0085745, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3907 Trimble Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of May, 2013.

NATHAN W. LYONS

LAUREN KERI LYONS by Nathan W. Lyons attorney in fact

By: Nathan W. Lyons
Nathan W. Lyons, Attorney-In-Fact
Pursuant to Power of Attorney of
Record in Book *, Page _____, RODCT.
* 20130605-0056667

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, NATHAN W. LYONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this 30th day of May, 2013.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **NATHAN W. LYONS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **LAUREN KERI LYONS**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of May, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$1,499,000.00.**

AFFIANT

Sworn to and subscribed to before me this 30th day of May, 2013.

NOTARY PUBLIC

My commission expires: 9/22/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.