(2)

BILL GARRETT, Davidson County
Trans:T20130054307 DEEDWARR
Recvd: 06/26/13 14:51 2 pgs
Fees:13.00 Taxes:887.63
20130626-0065873

This instrument prepared by: Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580 Cartus File #2231543

WARRANTY DEED

THIS INDENTURE is made this the 11 day of January, 20 13, by Cartus Financial Corporation, a Delaware Corporation, First Parties, for the purpose of conveying the premises described herein to Granville Lyons, III and Laurie H. Lyons, Second Parties.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 264 on the Plan of Oak Highlands, Phase 3, 1st Revision, a Planned Unit Development, of record as Instrument No. 20020122-0008284, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cartus Financial Corporation, a Delaware Corporation, by deed recorded as Instrument No. 20130626-0065872 Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including the Plan of record in Instrument No. 20020122-0008284, which shows an Owner's Certificate, certain notes, easements and setback lines; Dedication and Conveyance of Open Space of record in Instrument No. 20020619-0074183; Declaration of Covenants, Conditions and Restrictions contained in the Instrument of record in Book 7350, Page 24, re-recorded in Book 7367, Page 587, amended in Book 8765, Page 77, supplemented and further amended in Instrument No. 20000428-0042354 and Instrument No. 20020725-0089130; By-Laws of record in Book 7367, Page 615 and as amended in Book 8765, Page 90; and Charter of Oak Highlands/Deer Valley Homeowner's Association, Inc. of record in Book 7337, Page 529 and amended in Book 8765, Page 100 and Instrument No. 20070807-0093758, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2013, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.*

CARTUS FINANCIAL CORPORATION, A DELAWARE CORPORATION

By: _____
Title: **Assistant Vice President**

ATTEST:

By: _____
Title: _____

TIFFANI WITT
Commission #2368711
Notary Public, State of New Jersey
My Commission Expires
January 11, 2013

STATE OF New Jersey
COUNTY OF Burlington

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, **Al Deterding** and Anne L. Reed, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they are the _____ and _____ of Cartus Financial Corporation, a Delaware Corporation, respectively, and that they, as such officers, executed and delivered the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such officers.

WITNESS MY HAND AND SEAL AT OFFICE, in Burlington County, this the 21 day of Dec, 20 12

NOTARY PUBLIC

My Commission Expires:

TIFFANI WITT
Commission #2368711
Notary Public, State of New Jersey
My Commission Expires
January 11, 2013

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 239,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 11 day of January, 20 13

NOTARY PUBLIC

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5/17/2014

TIFFANI WITT
Commission #2368711
Notary Public, State of New Jersey
My Commission Expires
January 11, 2013

PROPERTY ADDRESS:
5421 Oakchase Drive
Antioch, TN 37013

PARCEL ID: Map 173 04 0 A Parcel 264.00 CO

Owner: Granville Lyons, III

PROPERTY OWNER/PERSON RESPONSIBLE FOR PAYMENT OF TAXES:

Bridgeview Bank Mortgage Company, LLC
100 W 22nd Street, Suite 101
Lombard, IL 60148

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.