THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130056541 DEEDWARR
Recvd: 07/03/13 09:06 2 pgs
Fees:13.00 Taxes:856.55
20130703-0068652

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nicholas A. Lyndon and Natalie G. Lyndon 1231 Howard Avenue Nashville, Tennessee 37216	Navy Federal Credit Union 5505 Heritage Oaks Drive Pensacola, FL 32526	72-3-139

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **ROBERT E BEETS and wife, JENNIFER E BEETS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **NICHOLAS A. LYNDON and wife, NATALIE G. LYNDON**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 57.4 feet of Lot No. 158, on the Plan of Inglewood Place, as shown on plat of record in Plat Book 332, page 101, in the Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 57.4 feet on the northerly side of Howard Avenue and runs back between parallel lines, along the west margin of Oxford Street, 205 feet to a dead line.

Being the same property conveyed to Robert E. Beets and Jennifer E. Beets, husband and wife, by Warranty Deed from Matthew Mauch and Jeana Mauch, husband and wife recorded on September 15, 2004 in Instrument No. 20040915-0111133, Register's Office for Davidson County, Tennessee.

This is improved property known as **1231 Howard Avenue, Nashville, Tennessee 37216** .

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **26th** day of **June, 2013**:

Robert E Beets, by Micah Phillips, Attorney in Fact

Robert E Beets, by Micah Phillips, Attorney in Fact

Jennifer E Beets, by Micah Phillips Attorney in Fact

Jennifer E Beets, by Micah Phillips, Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

On this 26th day of June, 2013, before me personally appeared **Micah Phillips**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **ROBERT E BEETS AND JENNIFER E BEETS**, and who acknowledged that such person executed the same as the free act and deed of **ROBERT E BEETS AND JENNIFER E BEETS** . Witness my hand and official seal, this the 26 day of **June, 2013**:

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $231,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2013:

Notary Public

My Commission Expires: 6.3.14

