RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31380
(Davidson County File Box 9-B)

NEW OWNER:

Jeremy J. Brywczynski
Cammi Brywczynski
1107 Woodvale Dr.
Nashville, TN 37204

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

~~New Owner~~
SunTrust Mortgage Co.
901 Semmes Ave.
Richmond, VA 23224

FILE NO: 13-0971

131 04-0 152.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130084635 DEEDWARR
Recvd: 10/01/13 10:45 3 pgs
Fees:18.00 Taxes:2442.00
20131001-0102798

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Sixty Thousand and 00/100 Dollars ($660,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOEL LYONS and LINDSAY R. LYONS, husband and wife, and NATHAN LYONS, as tenants in common** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JEREMY J. BRYWCZYNSKI and wife, CAMMI BRYWCZYNSKI** ("Grantees"), their 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:

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. 9 of Block 20 of the Map of College Park, as of record in Book 843, Page 29, Register's Office for said County.

Said Lot No. 9 fronts 100 feet on the Southerly side of Woodvale Drive and runs back between parallel lines, 164 feet 6 inches on the Easterly line and 163 feet 9 inches more or less on the Westerly line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Joel Lyons and Lindsay R. Lyons, husband and wife and Nathan Lyons, as tenants in common by Warranty Deed from Ken Mack Hindman and Kristina Marie Hindman, husband and wife, recorded on the 25th day of February, 2013 in Instrument No. 20130225-0018618, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1107 Woodvale Dr., Nashville County, Tennessee.

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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 deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 27th day of **September, 2013**.

Joel L; by N L, attorney-in-fact
JOEL LYONS, By: Nathan Lyons, Attorney-in-Fact

Lindsay R. L; by N L, attorney-in-fact
LINDSAY R. LYONS, By: Nathan Lyons, Attorney-in-Fact

N L
NATHAN LYONS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **NATHAN 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, **JOEL LYONS and LINDSAY R. LYONS**, the within named bargainors, for the purposes therein contained.

WITNESS my hand and official seal at office 27th day of **September, 2013**.

B S Mayo
NOTARY PUBLIC

My commission expires: 7-25-16

BRITTANY S. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

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

WITNESS my hand and official seal at office this 27th day of September, 2013.

NOTARY PUBLIC

My commission expires: 7-25-16

BRITTANY T. DOUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 660,000.00 .

AFFIANT

Sworn to and subscribed to before me 27th day of **September, 2013.**

NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 8, 2016