WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130089942 DEEDWARR
Recvd: 10/18/13 13:02 2 pgs
Fees:13.00 Taxes:3607.50

20131018-0109109

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/13/2016

(AFFIX SEAL)

KIMLE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Parlay, LLC	Parlay, LLC	05413003000
(NAME)	(NAME)	
10574 Lebanon Road	10574 Lebanon Road	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **J. Michael Lynch and Pamela D. Lynch, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Parlay, LLC**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a small triangular tract out of the northeast corner of Lot No. 13 and part of Lot No. 12, excepting a small triangle out of the southwest corner of Section One on the Plan of Life and Casualty Insurance Company's Subdivision of the Dabbs and Elliott's Property, known as Dupontonia, of record in Plat Book 843, Page 56, Register's Office for said county, described as follows:

BEGINNING at a point in the center line of Pitts Avenue, said point being 1560.2 feet from the northerly margin of Old Hickory Boulevard as measured along the center line of Pitts Avenue in a northeasterly direction and around a curve, said point being the northwest corner of the property conveyed to David B. Irwin and wife, by deed of record in Book 1036, Page 83, Register's Office for said county; thence along Irvin's northerly line, south 87 degrees 39' east, 676 feet to a point in the original easterly boundary line of the said subdivision; thence north 3 degrees 12' west along said line 581.9 feet to a point being the center of Lots Nos. 11 and 12, of said Section One; thence with the line between said lots, south 63 degrees 45' west, 741.5 feet to the center line of Pitts Avenue; thence with the center line of the same, south 229 feet to the beginning, completing an area of 7.481 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is a small tract of land containing .62 acres, more or less, conveyed to United States of America by deed from Thomas W. Dailey and wife, of record in Book 2152, Page 571, Register's Office for said county.

Being the same property conveyed to J. Michael Lynch and Pamela D. Lynch, husband and wife by Deed from Wendell W. Wilson and wife, Jessie B. Wilson, being one and the same person as Jessie E. Wilson, dated and filed for record on 11/16/1994 in Book 9521, Page 330, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 843, Page 56, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 8870, Page 867, said Register's Office.

Title to any portion of said land lying in the bed or banks of Old Hickory Lake, the rights of the United States of America, other governmental entities, and the public, in and to the waters of said Lake, and the consequence of any past or future change in the location of said Lake. This policy does not insure to the insured any right to have the waters of said Lake maintained at present or any other level.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3225 Lakeshore Drive, Old Hickory, TN 37138-2212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 15th day of October, 2013.

J. Michael Lynch

Pamela D. Lynch

State of Tennessee
County of Wilson

Personally appeared before me J. Michael Lynch and Pamela D. Lynch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of October, 2013.

Notary Public
My Commission Expires: 11-04-13

RONALD H. BICE, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122