5

NEW OWNER:

Suzanne Torrence
Thomas Torrence
3125 Belwood Street
Nashville, TN 37203

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 13-0962

Map/Parcel: 104 02-0-168.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130091118 DEEDWARR
Recvd: 10/23/13 13:37 3 pgs
Fees:18.00 Taxes:2171.90
20131023-0110536

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Eighty-Seven Thousand and 00/100 Dollars ($587,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **NATHAN LYONS, married and JOEL T. LYONS, married** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **SUZANNE TORRENCE and husband, THOMAS TORRENCE** ("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:

Land in Davidson County, Tennessee, being Lot No. 139 on the Revised Map of West End Park, of record in Book 421, Pages 82 and 83, Register's Office for said County.

Said Lot No. 139 fronts 60 feet on the South side of Bellwood Avenue and runs back between lines 147 feet to an alley on which it measures 47.7 feet.

Being the same property conveyed to Nathan Lyons, married and Joel T. Lyons, married by Warranty Deed from Elena R. Lee, unmarried, recorded on the 19th day of October, 2012 in Instrument No. 20121019-0095913, in the Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as 3125 Belwood Street, Nashville, Tennessee 37203.

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 15 day of October, 2013.

NATHAN LYONS

LAUREN K. LYONS, joins in this conveyance to convey any marital interest or other interest that she may have in the above referenced property

By: attorney in fact
NATHAN LYONS, Attorney-In-Fact
Pursuant to Power of Attorney of record in
Book *, Page_____, RODCT.
* 20131023-0110533

JOEL T. LYONS

By: attorney in fact
NATHAN LYONS, Attorney-In-Fact
Pursuant to Power of Attorney of record in
Book **, Page_____, RODCT.
** 20131023-0110534

LINDSAY R. LYONS, joins in this conveyance to convey any marital interest or other interest that she may have in the above referenced property

By: attorney in fact
NATHAN LYONS, Attorney-In-Fact
Pursuant to Power of Attorney of record in
Book ***, Page_____, RODCT.
*** 20131023-0110534

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 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 for the purposes therein contained.

WITNESS my hand and official seal at office 15 day of **October, 2013**.

NOTARY PUBLIC

My commission expires: 7-25-16

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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 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 K. LYONS, JOEL T. LYONS, and, LINDSAY R. LYONS the within named bargainors, for the purposes therein contained.

WITNESS my hand and official seal at office 15 day of **October, 2013**.

NOTARY PUBLIC

My commission expires: 7-25-16

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **587,000.00** .

AFFIANT

Sworn to and subscribed to before me 15th day of **October, 2013**.

NOTARY PUBLIC

My commission expires: 03-07-17

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY