BILL GARRETT, Davidson County
Trans:T20130092231 DEEDWARR
Recvd: 10/28/13 12:46 2 pgs
Fees:13.00 Taxes:1228.40
20131028-0111859

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $332,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of October, 2013.

Notary Public

My commission expires: 1-25-16

(AFFIX SEAL)

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joel Thomas Lyons Lindsay Renee Lyons	Joel Lyons	Map 115-15-0 Parcel 022-00
6233 Bresslyn Road	11491 Briarstone Place	
Nashville, TN 37205	Gulfport, MS 39503	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Emme N. Templeton and John L. Templeton, III, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joel Thomas Lyons and wife, Lindsay Renee Lyons

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 125, on the Plan of West Meade Farms, Inc., Section "F", of record in Book 1835, Page 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Emme N. Templeton, married, by Deed from James Richard Cole and wife, Diane S. Cole, dated March 30, 2001, of record in Instrument No. 20010402-0031745, Register's Office for Davidson County, Tennessee.

John Templeton, spouse of the above named Emme N. Templeton, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 1835, Page 71, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **6233 Bresslyn Road, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their heirs 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 my/our hand(s) this 18th day of **October, 2013.**

Emme N. Templeton

Emme N. Templeton

John L. Templeton, III

John L. Templeton, III

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Emme N. Templeton and John L. Templeton, III,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of **October, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.