NEW OWNER:

AJ Brookmeade Trust
1136 Brookmeade Dr.
Nashville, TN 37204

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: 13-1178

Map 131
Group 04-0
Parcel 216.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130100279 DEEDWARR
Recvd: 11/26/13 15:35 2 pgs
Fees:13.00 Taxes:2377.25
20131126-0121571

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Forty-Two Thousand Five Hundred and 00/100 Dollars ($642,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JEREMY LYONS and NATHAN LYONS** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Michael D. Sontag, Trustee of the AJ BROOKMEADE TRUST AGREEMENT dated October 16, 2013,** ("Grantee"), its 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 the Davidson County, Tennessee, being Lot No. 6 on the Map of Duncanwood, as of record in Plat Book 1424, Page 139, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Jeremy Lyons and Nathan Lyons, Tenants In Common, by Warranty Deed from Daniel Phillip Mayer and wife, Tonya Goforth Mayer, dated February 28, 2013, and of record Instrument No. 20130304-0021050, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1136 Brookmeade Drive, Nashville, Tennessee 37204.

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

GRANTORS covenant with said Grantee 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 22 day of **November, 2013**.

JEREMY LYONS

NATHAN LYONS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office 22nd day of **November, 2013**.

NOTARY PUBLIC

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **642,500.00**.

AFFIANT

Sworn to and subscribed to before me 22 day of **November, 2013**.

NOTARY PUBLIC

My commission expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014