THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 469,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2013. Notary Public MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130103530 DEEDWARR
Recvd: 12/11/13 10:45 2 pgs
Fees:13.00 Taxes:1735.30
20131211-0125479

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth T. Lyons	SunTrust Mortgage	MAP 118-01
1314 Sweetbriar Avenue	901 Semmes Ave	PARCEL 023.00
Nashville, TN 37212	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Andrew W. Nelson and Sonja E. James Nelson, Husband and Wife**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth T. Lyons and Sean Lyons, wife and husband**
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 the westerly one-half of Lot No. 98 on the Plan of Belmont Land Company's Plan called "Belmont Heights", of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew W. Nelson and Sonja E. James by Warranty Deed from John R. Hilley and wife, Janet C. Tuck-Hilley, of record at Instrument No. 20010430-0043017, Register's Office for Davidson County, Tennessee, dated April 26, 2011 and recorded on April 30, 2001 and re-recorded on November 4, 2002 in Instrument No. 20021104-0135327, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Andrew W. Nelson and Sonja E. James Nelson, Husband and Wife as Joint Tenants with Right of Survivorship by Quitclaim Deed from Andrew W. Nelson and Sonja E. James Nelson, who took title as Sonja E. James, of record at Instrument No. 20111012-0079127, Register's Office for Davidson County, Tennessee, dated September 26, 2011 and recorded on October 12, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1314 Sweetbriar Ave., Nashville, TN 37212.**

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, their heirs and assigns forever; and we do covenant with 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 our hand( ) this the 6th day of December, 2013.

Andrew W. Nelson by Brett Sheriff, Attorney-in-Fact

Andrew W. Nelson by Brett Sheriff, Attorney-in-Fact

Sonja E. James Nelson by Brett Sheriff, Attorney-in-Fact

Sonja E. James Nelson by Brett Sheriff, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brett Sheriff** 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 on behalf of **Sonja E. James Nelson and Andrew W. Nelson**, as their Attorney in Fact, as the free act and deed of the within named **Sonja E. James Nelson and Andrew W. Nelson**.

Witness my hand and official seal this the 6th day of December, 2013.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN