BILL GARRETT, Davidson County
Trans:T20140000748 DEEDWARR
Recvd: 01/06/14 08:40 2 pgs
Fees:13.00 Taxes:1073.00

20140106-0000950

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of December, 2013.

Notary Public

My commission expires: 7-25-16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC BRITTANY T. DOUGAS 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 Lyons Lindsay R. Lyons	New owner	Map 115-08-0 Parcel 007-00
762 Brownlee Drive	PO Box 120024	
Nashville, TN 37205	Nashville, TN 37212	

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,

Stuart H. Magee, Jr., Devisee under the Will and Executor under the Last Will and Testament of Nancye Lauper Magee

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

Joel Lyons and wife, Lindsay R. 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. 59, on the Plan of Brook Meade, Section IV, of record in Book 2133, Page 93, 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 Stuart H. Magee and wife, Nancye L. Magee, by Deed from John D. Phipps and wife, Myrtle D. Phipps, dated August 1, 1955, of record in Book 2445, Page 73, Register's Office for Davidson County, Tennessee. The said Stuart H. Magee died on February 6, 1987. The said Nancye L. Magee died on February 1, 2010. The said property was devised to Stuart H. Magee, Jr. by the Last Will and Testament of Nancye Lauper Magee of record in Docket No. 10P-732 Probate Court for Davidson County, Tennessee and of record in Instrument No. 20130403-0033019, said Register's Office.

NOTWITHSTANDING the above, Stuart H. Magee, Jr., in his capacity as Executor of the Last Will and Testament of Nancye Lauper Magee has joined in the execution of this Deed to express consent of the Estate to the sale of the above described property and to convey any interest in the property which might be vested in him as Executor or otherwise held by the Estate to the within named Grantees.

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 2133, Page 93, Register's Office for Davidson County, Tennessee; and

2) Taxes for the current year which have been prorated and paid by the Grantor(s) herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **762 Brownlee Drive, 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 **17th** day of **December, 2013.**

Stuart H. Magee Jr.

Stuart H. Magee, Jr.

Stuart H. Magee Jr., Executor

Stuart H. Magee, Jr., Executor under the Last Will and Testament of Nancye Lauper Magee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Stuart H. Magee, Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **December, 2013.**

Notary Public

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

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Stuart H. Magee, Jr., Executor under the Last Will and Testament of Nancye Lauper Magee,** the within named seller, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **December, 2013.**

Notary Public

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

My Commission Expires: 2/13/17