WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140005243 DEEDWARR
Recvd: 01/23/14 10:53 2 pgs
Fees:13.00 Taxes:980.50
20140123-0006416

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $265,000.00.

Affiant

Subscribed and sworn to before me this 16th day of January, 2014.

Notary Public
My Commission expires: 7-25-16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jeremy Lyons	Jeremy Lyons	145-00-0-075.00
1609 Otter Creek Road	4040 Woodlawn Dr., Unit 17	
Nashville, TN 37215	Nashville, TN 37205	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, Successor Trustee of The 1609 Otter Creek Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeremy Lyons and wife, Anna Lyons**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land lying in the Seventh Civil District of Davidson County, Tennessee, and being 4.1 acres, more or less (of a 23.5 acre tract more or less), surveyed by J. L. Murphy & Co. and dated April 30, 1965, and being further described as follows:

Beginning at an iron pin n the southerly margin of Otter Creek Road, said iron pin being 720 feet from the northeast corner of Mable Ward et al, property, as of record in Book 770, Page 64, and Book 939, Page 434, Register's Office for Davidson County, Tennessee; said northeast corner of Mable Ward et al. property is also the northwest corner of the 23.5 acre tract, more or less owned by Glenn Waters of which the herein described tract is part; thence eastwardly with the southerly margin of Otter Creek Road around a 1.933 degree curve 9.20 feet to the end of the curve; thence continuing along the southerly margin of said road North 61 deg. 52' East 163.88 feet to the beginning of a 3.929 degree curve; thence eastwardly around said 3.929 curve, 106.92 feet to an iron pin, the northeast corner of the herein described tract; thence leaving the southerly margin of Otter Creek Road, south 13 deg. 12' 40" East, 808.66 feet to an iron pin, the southeast corner of the herein described tract, said southeast corner is also in the northerly margin of a 50 foot wide easement that runs parallel to and north of Glenn Water southerly line; thence North 86° 30' 45" West 228.00 feet with the northerly margin of the 50 foot easement to an iron pin, the southwest corner of the herein described tract; thence North 17 deg. 42' 30" West 727.73 feet to an iron pin, the point of beginning and containing 4.1 acres, more or less.

Being the same property conveyed to Andy Maloney, Trustee of The 1609 Otter Creek Trust, by deed from Stella J. Waters, on November 26, 2013, of record in Instrument Number 20131203-0123220, Register's Office for DAvidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Easements of record in Instrument Number 20011206-0134383, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1609 Otter Creek Road, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this January 16, 2014.

The 1609 Otter Creek Trust

By Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Amanda Dean, as Successor Trustee to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 16, 2014.

My commission expires July 3 2017

Notary Public

Denese Legieza
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County