WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140040277 DEEDWARR
Recvd: 06/09/14 09:48 2 pgs
Fees:13.00 Taxes:1367.15
20140609-0049760

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of June, 2014

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEX & CO., LLC	New Owner	11702020200
(NAME)	(NAME)	
4848 Corning Drive	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Derek J. Byzinski,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LEX & CO., LLC,** 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, State of Tennessee, being the southerly 70 feet of Lot No. 26 of Block No. 2 on the Plan of W.V. Davidson's Hillsboro Highland, as of record in Book 843, page 23, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Derek J. Byzinski and Tasha Byzinksi,* both unmarried, joint tenants with right of survivorship, by Warranty Deed from William Rich, married, executed on May 31, 2006, and filed for record at Instrument No. 20060609-0068757, Register's Office of Davidson County, Tennessee. *Due Scrivener's Error, Tasha 'Byzinski' took title as Tasha 'Byzinksi.' For purposes of conveyance, Tasha Byzinski and Tasha Byzinksi are one and the same person.

ALSO being the same property conveyed to Derek J. Byzinski by Quitclaim Deed from Tasha Byzinski, of record at Instrument No. 20140609-0049759 **, Register's Office of Davidson County, Tennessee.**
Derek J. Byzinski and Derek Byzinski are one and the same.
This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☑ property, known as 2810 22nd Avenue S, Nashville, TN 37215

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, has 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 hands this 2nd day of June, 2014

Derek Byzinski

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF ~~Davidson~~ Charleston

Personally appeared before me, the undersigned authority, **Derek Byzinski**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of June, 2014

Notary Public

My commission expires: My commission expires October 12,2022

NOTARY PUBLIC SOUTH CAROLINA