BILL GARRETT, Davidson County
Trans:T20140048186 DEEDWARR
Recvd: 07/07/14 13:37 2 pgs
Fees:13.00 Taxes:307.10
20140707-0059516

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is ~~$83,000.00~~.

Affiant

Subscribed and sworn before me this the 30th day of June, 2014.

Notary Public
My commission expires: 2/24/18

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jason Karl Feller	~~Cash~~	040-00-0-069.00
1115 Douglas Ave	New Owner	
Nashville, TN 37206		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTY B. LYONS, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JASON KARL FELLER AND EMILY MARIE FELLER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by G & G Engineering Company as follows:
Beginning at a point, this being in the center of Whites Creek 25 feet north of the centerline of Knight Road; thence in a northwesterly direction with the meandering of Whites Creek 545 feet plus or minus to a point; thence north 85degrees 30' east 376 feet with Teasley's line to a fence post; thence south 87 degrees 30' east 476 feet with Teasley's line to a fence post; thence south 5 degrees 00' east 532 feet with Keith's line to a point, this point being on the north right-of-way line of Knight Road; thence westerly with the north right-of-way of Knight Road 778 feet to a point in the center of Whites Creek, this being the point of beginning. Containing 10.01 acres, more or less.
This is the same description used in the last deed of record.

Being the same property conveyed to David B. Lyons and wife, Christy B. Lyons by Warranty Deed from Ann Kimberly Sadler, Unmarried of record in Instrument No. 20071114-0133774; dated November 9, 2007; said Register's Office for Davidson County, Tennessee.
The said David B. Lyons having died on June 27, 2013, leaving Christy B. Lyons has his sole surviving spouse.

Less and Except:

Land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed from Maxine G. Sadler, dated April 28, 2004, of record in Instrument No. 20040510-0052693, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the existing North margin of Knight Drive, said point being 25.00 feet left of proposed centerline station 208+85.00; thence with said existing margin (1) northwesterly 59 feet more or less, (2) with a 979.93 foot radius curve left and northwesterly 356.79 feet; thence with the northeast boundary of the Lynn Johnson and wife, Judith H. Johnson property (tract 3) North 13 degrees 20 minutes 05 seconds West 36.07 feet; thence with the proposed North margin of Knight Drive (1) with a 1009.93 foot radius curve right and easterly 352.53 feet (2) South 66 degrees 09 minutes 47 seconds East 78.73 feet, (3) South 09 degrees 07 minutes 14 seconds West 10.00 feet to the point of beginning, containing 0.298 acres and being part of the same property conveyed to Maxine G. Sadler by the Last Will and Testament of Harry Sadler as of record in Will Book 158, Page 7, Probate Court Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3961 Knight Drive, Whites Creek, TN 37189.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30th day of June, 2014.

Christy Lyons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christy Lyons, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2014.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY