Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140074901 DEEDWARR
Recvd: 10/03/14 13:54 2 pgs
Fees:13.00 Taxes:425.50
20141003-0091874

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091861** EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $115,000.00. Christina Cook Affiant Subscribed and sworn to before me, this 24th day of September, 2014. E Prophet Notary Public My Commission Expires: 11.3.2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Saba's Ventures, LLC 7035 Stone Run Drive Brentwood, TN 37027	New Owner	Tax Parcel ID No. 081-08-482.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darrell Lyons and Jessica Dawn Lyons, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Saba's Ventures, LLC**, a Tennessee limited liability company ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lots 37, 38 and 39, HOMESTEAD ADDITION TO D.T. MCGAVOCK ESTATE, as shown on plat of record in Plat Book 57, Page 9, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Jimmy Lee Lyon to Darrell Lyons as recorded on the 19th day of April, 2010 in Instrument No. 20100419-0029380; Quitclaim Deed from Gay Lisa Levine, Trustee to Jimmy Lee Lyons and George O. Lyons, as joint tenants as recorded on the 26th day of September, 1984 in Deed Book 6389, Page 492; Quitclaim Deed from Lyda Mae Lyons to George O. Lyons as recorded on the 26th day of March, 1979 in Deed Book 5409, Page 884; Warranty Deed from Sim Beard and wife, Mandy Beard to Lyda Mae Lyons, a widow and Jimmy Lee Lyons as recorded on the 23rd day of June, 1967 in Deed Book 4145, Page 47; Installment Deed from Jack J. Cohen to Sim Beard and wife, Mandy Beard as recorded on the 11th day of September, 1961 in Deed Book 3280, Page 85 and Warranty Deed from Birdie T. Murphy, a widow to Jack J. Cohen as recorded on the 8th day of September, 1961 in Deed Book 3279, Page 587, in the Register's Office of Davidson County, Tennessee.
George O. Lyons died on January 12, 2010, Intestate; Darrell Lyons, being his sole heir. Affidavit as to Heirs (Pursuant to T.C.A. 30-2-712) executed by Tammy Jean Martin, being recorded simultaneously herewith of record in Instrument No. _____, Register's Office for Davidson County, TN.
Affidavit as to Heirs (Pursuant to T.C.A. 30-2-712) executed by Willie Mae Toney Devine, being recorded simultaneously herewith of record in Instrument No. _____, Register's Office for Davidson County, TN.

Jessica Dawn Lyons, wife of Darrell Lyons joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOMESTEAD ADDITION TO D.T. MCGAVOCK ESTATE, as recorded in Plat Book 57, Page(s) 9.

This is improved property located at 607 Garfield Street, Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 24th day of September, 2014.

Darrell Lyons

Jessica Dawn Lyons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Darrell Lyons and Jessica Dawn Lyons, husband and wife, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2014.

Notary Public

My Commission Expires: 11/3/2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY