NEW OWNER:

Joel T. Lyons
Lindsay R. Lyons
~~508 Lynnwood Blvd.~~
~~Nashville, TN 37215~~

P.O. Box 12-024
NASHVILLE, TN
37212

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0954

Map 130 03-0 Parcel 084.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140083274 DEEDWARR
Recvd: 11/04/14 14:03 2 pgs
Fees:13.00 Taxes:1517.11
20141104-0101878

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Ten Thousand Thirty and 00/100 Dollars ($410,030.00)** cash in hand paid, the receipt of which is hereby acknowledged, **VINTAGE SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOEL T. LYONS AND LINDSAY R. LYONS, HUSBAND AND WIFE** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being part of Lot No. 109 on the Map of Royal Oaks Land Company's Subdivision, of record in Book 421, Page 102 and 103, Register's Office for said County and described according to a survey made by Harvey Gee, Surveyor, July 2, 1947, and described as follows: Beginning at a point in the Easterly margin of Lynwood Boulevard 78.3 feet South of the common corner of Lots Nos. 108 and 109; thence Easterly 250 feet more or less, to a point in an old fence line which point is 88.9 feet south of the common rear corners of Lots 108 and 109; thence Southerly along the old fence line 100 feet; thence Westerly 254 feet more or less, to the Easterly margin of Lynwood Boulevard; thence along the Easterly margin of said Boulevard Northerly 100 feet to the beginning.

BEING the same property conveyed to Vintage South, LLC, a Limited Liability Company, by Warranty Deed from Betty Kate Jones, unmarried, dated June 27, 2014, and of record as Instrument No. 20140702-0058159, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 508 Lynnwood Blvd, Belle Meade, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29th day of **October, 2014**.

VINTAGE SOUTH, LLC

By: _____

Nathan Lyons, Chief Manager / Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, NATHAN LYONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is Chief Manager / Sole Member of VINTAGE SOUTH, LLC, the within named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office 29th day of **October, 2014**.

_____

NOTARY PUBLIC

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 5-30-17

****

The actual consideration or value, whichever is greater, for this transfer is $ **410,030.00** .

_____

AFFIANT

Sworn to and subscribed to before me 29th day of **October, 2014**.

_____

NOTARY PUBLIC

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 5-30-17