THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102112** BILL GARRETT, Davidson County Trans:T20140083450 DEEDWARR Recvd: 11/05/14 09:04 2 pgs Fees:13.00 Taxes:3394.75 20141105-0102071	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $917,500.00. Affiant Subscribed and sworn to before me, this 3rd day of November, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Hiatt and Nancy Hiatt 330 Lynnwood Blvd Nashville, TN 37205	New Owner	Tax Parcel ID No. 11611006200; 11611011600

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, **L.S. Simon formerly known as L.S. Tyson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Hiatt and Nancy Hiatt, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Howard Subdivision of record in Instrument No. 20060517-0057821, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract II:
Being unimproved portions of Pendleton Avenue which are abandoned and closed by City of Belle Meade Ordinance No. 74-6 adopted January 15, 1975, of record in Book 4905, Page 661, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Lesly S. Tyson and husband, Benjamin J. Tyson, by Deed from Michael J. McCoy and Nancy R. McCoy as of record in Instrument No. 20110614-0045472, Registers Office for Davidson County, Tennessee. The said Lesly S. Tyson and Benjamin J. Tyson having since divorced and Benjamin James Tyson having conveyed his interest in subject property to Lesly Somerville Tyson by Quitclaim Deed of record in Instrument No. 20130417-0038036, said Register's Office.

Being the same property conveyed to L.S. Tyson, unmarried by Quitclaim Deed from Lesly Somerville Tyson, unmarried, recorded on the 15th day of May, 2013 in Instrument No. 20130515-0048991, in the Register's Office of Davidson County, Tennessee.

L.S. Tyson and L.S. Simon being one and the same person.

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.

City of BelleMeade taxes for the year 2014 and thereafter, for tax parcel identification number 11611006200, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOWARD SUBDIVISION, as recorded in Instrument No. 20060517-0057821.

Easement for Public Utilities and Drainage facilities retained by City of BelleMeade Ordinance No. 74-6 adopted, January 15, 1975, recorded in Book 4905, Page 661.

Easement for Sanitary Sewers, recorded in Book 5808, Page 639.

This is improved property located at 330 Lynnwood Blvd Nashville, TN 37205.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, 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, Grantor has executed this instrument on this 3rd day of November, 2014.

L.S. Simon FKA L.S. Tyson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, L.S. Simon FKA L.S. Tyson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of November, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018