BILL GARRETT, Davidson County
Trans:T20150019429 DEEDWARR
Recvd: 03/17/15 13:50 3 pgs
Fees:18.00 Taxes:1665.00
20150317-0022937

NEW OWNER:

Thomas Wayne Lyons
Debra Ann Lyons

PO Box 120024
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: 15-0112

Map 130 Group 11-0 Parcel 055.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Fifty Thousand and 00/100 Dollars ($450,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **FRANK CHYTIL, SR. AND LUCILE CHYTIL, TRUSTEES OF THE CHYTIL FAMILY REVOCABLE TRUST DATED 01/31/05** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto , **THOMAS WAYNE LYONS AND WIFE, DEBRA ANN LYONS** ("Grantees"), 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:

Beginning on the easterly margin of Lynwood Boulevard, at the corner of lots Nos. 25 and 26; thence with said Boulevard, northwardly 75 feet to the beginning of a curve; thence around said curve, northeastwardly 39.3 feet to the southerly margin of Forsythe Place; thence with the margin of said Forsythe Place, eastwardly 225 feet; thence at right angles, southwardly 100 feet to the corner of lots Nos. 25 and 26; thence with the line between said lots, westwardly 250 feet to the beginning.

Being the same property conveyed to Frank Chytil, Sr. and Lucie Chytil, Trustees of the Chytil Family Revocable Living Trust dated Jan 31 /2005, by Warranty Deed from Frank Chytil, Sr. and Lucie Chytil, husband and wife, dated January 31, 2005, and of record Instrument No. 200500309-0026319, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property.

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

GRANTOR covenants with said Grantees 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 16th day of **March, 2015**.

FRANK CHYTIL, SR. AND LUCILE CHYTIL, TRUSTEES OF
THE CHYTIL FAMILY REVOCABLE TRUST DATED 01/31/05

Anna Chytil, Trustee
Anna Chytil, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ANNA CHYTIL, TRUSTEE, with full power to bargain, sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 16th day of **March, 2015**.

Erika Piland
NOTARY PUBLIC

My commission expires: ERIKA PILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

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The actual consideration or value, whichever is greater, for this transfer is $ **450,000.00** .

AFFIANT

Sworn to and subscribed to before me 16th day of **March, 2015**.

NOTARY PUBLIC

My commission expires: 