BILL GARRETT, Davidson County
Trans:T20150025705 DEEDWARR
Recvd: 04/07/15 12:59 2 pgs
Fees:13.00 Taxes:2590.00
20150407-0030470

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this the 27 day of March, 2015.

Notary Public

My commission expires: 6-13-17
(AFFIX SEAL)

JESSICA N BROOKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joel Lyons Lindsay Lyons	Joel Lyons	Map 116-11-0 Parcel 103-00
404 Lynnwood Boulevard	P.O. Box 120024	
Nashville, TN 37205	Nashville, TN 37212	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard G. Pearce, Jr. and wife, Christy F. Pearce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joel Lyons and Lindsay Lyons, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 97, on the Plan of Re-Subdivision Parts of Royal Oaks, of record in Book 974, Pages 4 and 5, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard G. Pearce, Jr. and wife, Christy F. Pearce, by Deed dated June 15, 2012 from Navaid Asad and wife, Farha Y. A. Navaid, of record in Instrument No. 20120628-0056767, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Richard G. Pearce, Jr. and Christy F. Pearce, pursuant to a Power of Attorney executed by same on the 21st day of March, 2015, of record in Instrument No. 20150407-0030469, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 974, Pages 4 and 5, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5808, Page 649, Register's Office for Davidson County, Tennessee. (3) Easement for water lines of record in Book 924, Page 24, said Register's Office. (4) Easement to City of Belle Meade of record in Book 613, Page 404, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **404 Lynnwood Boulevard, Nashville, TN 37205**

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 that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this 27 day of March, 2015.

Richard G. Pearce Jr. by Allen Huggins, Attorney-in-Fact

Richard G. Pearce, Jr. by Allen Huggins, Attorney-in-Fact

Christy F. Pearce by Allen Huggins, Attorney-in-Fact

Christy F. Pearce by Allen Huggins, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27 day of March, 2015, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Allen Huggins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Richard G. Pearce, Jr. and Christy F. Pearce** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Richard G. Pearce, Jr. and Christy F. Pearce**, for the purpose therein contained, by signing the name of **Richard G. Pearce, Jr. and Christy F. Pearce**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of March, 2015.

Notary Public

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/13/19