Davidson County DEEDWARR
Recvd: 05/19/15 12:04 4 pgs
Fees:23.00 Taxes:3108.00
20150519-0046078

#32326

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 840,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2015 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip D. Endom, Jr.	Finworth Mortgage, LLC	MAP
5959 Sedberry Road	2106 Crestmoor Rd.	PARCEL 11609006100
Nashville, TN 37205	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Barbara B. Lyons, married and Kenneth J. Lyons, III, unmarried and Avon Lyons, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip D. Endom, Jr. and Stephanie Endom 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. 318 on the Plan of Hillwood Estates, Section 12 of record in Plat Book 2663, Page 109, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 200 feet on the easterly side of Sedberry Road and extends back 257 feet on the northerly line and 235 feet on the southerly line to a dead line, measuring 142.5 feet thereon.Being the same property conveyed to William Avon Brown and wife, Rose Godwin Brown by warranty deed from Sheridan Construction Company, a Tennessee corporation of record in Book 3313, page 592, Register's Office for Davidson County, Tennessee, dated 12/11/1961 and recorded on 12/12/1961.
The said William Avon Brown died June 14, 2007, having been predeceased by Rose Godwin Brown. Upon the death of William Avon Brown, title to the real property vested in Rosemary (Beverly) Brown, an undivided 1/3 interest, Barbara B. Lyons, an undivided 1/3 interest, Kenneth J. Lyons, III, an undivided 1/6 interest, and Avon Lyons, an undivided 1/6 interest, pursuant to the Last Will and Testament of William Avon Brown in Docket No. 07P-1017 of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Barbara B. Lyons by special warranty deed deed from The Estate of Rosemary B. Brown, F/K/A Beverly Brown, deceased, by and through Willard S. Briggs, the duly appointed and acting Personal Representative of record in Instrument No. 20111219-0099007 Register's Office for Davidson County, Tennessee, dated 11/30/2011 and recorded on 12/19/2011.

Being the same property conveyed to Barbara B. Lyons by quitclaim deed from Willard S. Briggs, of record in Instrument No. 20111219-0099008 Register's Office for Davidson County, Tennessee, dated 11/30/2011 and recorded on 12/19/2011.

This property has never been the primary residence of any of the Grantors.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5959 Sedberry Road, 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, their heirs and assigns forever; and we do covenant with 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 _____ hand( ) this the 15th day of May, 2015.

Barbara B. Lyons

Barbara B. Lyons

Kenneth J. Lyons, III

Kenneth J. Lyons, III

Avon Lyons

Avon Lyons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara B. Lyons, Kenneth J. Lyons, III and Avon Lyons** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of May, 2015.

My Commission expires: March 8, 2016

Notary Public

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of May, 2015.

My Commission expires: _____

_____
Notary Public

True Copy Certification

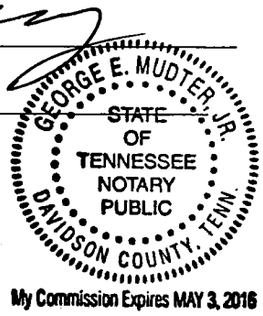
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016