File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150046887 DEEDWARR
Recvd: 06/12/15 14:35 2 pgs
Fees:13.00 Taxes:1017.13
20150612-0056027

W & I Ref: (DKM) Title No.: 57506
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joseph E. Lyons Karen R. Lyons 4733 Holly Springs Road Nashville, TN 37221	New owner

TAX MAP PARCEL NUMBERS: 155150A06300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$274,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melissa Wilson**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph E. Lyons and Karen R. Lyons, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Stonemeade, Section III, of record in Book 7900, Page 478, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Wilson and wife, Melissa Wilson by Warranty Deed from Keith A. Woolery and Wendy K. Woolery, husband and wife, dated February 9, 1999, recorded March 3, 1999 in Book 11365, Page 15, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Melissa Wilson by Quitclaim Deed from John Wilson, dated January 9, 2012, recorded January 17, 2012 in Instrument No. 20120117-0004411, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Page 478, said Register's Office, to which plan reference is hereby made for a more complete description; Easement granted to Harpeth Valley Utility District of record in Book 9740, Page 967, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 7701, Page 290, Book 8349, Page 43, Book 8517, Page 992, and Book 8810, Page 840, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 4733 Holly Springs Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of June, 2015.

Melissa D. Wilson

Melissa Wilson

State of Tennessee

County of Davidson

On this 8th day of June, 2015, before me the undersigned authority, personally appeared Melissa Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Diane K. Mann

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of _____

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $274,900.00. This the 8th day of June, 2015

Margaret L. Avera

Affiant

Diane K. Mann

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017