NEW OWNER:

Joel T. Lyons
Lindsey R. Lyons
PO BOX 120024
Nashville, TN 37212

SEND TAX BILLS TO:

New Owner

Map 130 Group 15-0 Parcel 084.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0367

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150056503 DEEDWARR
Recvd: 07/13/15 12:19 2 pgs
Fees:13.00 Taxes:1757.50
20150713-0067897

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Seventy-Five Thousand and 00/100 Dollars ($475,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARY COLEMAN PALMER BLACKMON, married** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOEL T. LYONS and wife, LINDSEY R. 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:

Land in Davidson County, Tennessee, Being Lot No. 12, Block C on the plan of Tyne Meade, Section III, and of record in Book 1424, Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

SAID Lot No. 12 fronts 200.0 feet on the southwesterly margin of Hemingway Drive and extends back between parallel lines 220.0 feet to a dead line.

BEING the same property conveyed to Mary Coleman Palmer Blackmon, by Quitclaim Deed from James Marvin Blackmon, dated March 19, 1997, and of record in Book 10385, Page 469, Register's Office for Davidson County, Tennessee. Also see Quitclaim Deed in Book 10385, Page 467 and Warranty Deed in Book 5822, Page 278, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2711 Hemingway, Tennessee 37215.

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 19th day of **June, 2015**.

Mary Coleman Palmer Blackmon

MARY COLEMAN PALMER BLACKMON

RANDY A. CONE, joins in this conveyance for the purpose of conveying any marital interest she may have in the about property.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MARY COLEMAN PALMER BLACKMON and RANDY A. CONE, 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 this 19th day of **June, 2015**.

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

Erika Piland

NOTARY PUBLIC

My commission expires:

****

The actual consideration or value, whichever is greater, for this transfer is $ **475,000.00** .

AFFIANT

Sworn to and subscribed to before me this 19th day of **June, 2015**.

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

Erika Piland

NOTARY PUBLIC

My commission expires: