Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1623

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20150102891 DEEDWARR
Recvd: 12/04/15 15:03 2 pgs
Fees:13.00 Taxes:925.00
20151204-0122609

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of December, 2015.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

Notary Public
Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tyson DeMeyer 4808 Lynn Dr. Nashville, TN 37211	Regions Bank dba Regions Mortgage 2050 Parkway Office Cir. Birmingham, AL 35244	133-14-0-094.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Lex & Co. LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyson B. DeMeyer and Jill M. DeMeyer, 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. 3 on the Plan of Dornan Subdivision, of record in Plat Book 6200, Page 545, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lex & Co., LLC, a Tennessee limited liability company, by Warranty Deed from Marion Robertson, unmarried, dated 1/16/15 and recorded 1/20/15 in Instrument Number 20150120-0005160; and the same property previously conveyed to Edward H. Robertson and wife, Marion D. Robertson by Warranty Deed from Ruth E. Tabb Hart (formerly Ruth E. Tabb) and husband, Jimmy W. Hart, dated 3/14/97 and recorded 3/19/97 in Book 10385, Page 389, Register's Office for Davidson County, Tennessee. The said Edward H. Robertson is reported to have died 10/9/12, leaving the property vested solely in Marion D. Robertson.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4808 Lynn Dr., Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of December, 2015.

Lex & Co. LLC

Alex Lipsitz, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Alex Lipsitz with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Sole Member of Lex & Co. LLC the within named bargainor, a corporation, and that he/she as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself.

Witness my hand and official seal at office this 4 day of December 2015.

Notary Public

Commission Expiration: 1/18/16

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 01-18-