| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **188,000.00.**<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY<br>December, 2015<br>Notary Public<br>MY COMMISSION EXPIRES: March 8, 2016<br>(AFFIX SEAL) |

BILL GARRETT, Davidson County
Trans: T20150110413 DEEDWARR
Recvd: 12/31/15 11:04 2 pgs
Fees: 13.00 Taxes: 695.60
20151231-0131522

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

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William Joseph Lyons | Guaranteed Rate, Inc. | MAP |
| 7609 Indian Springs Drive | 3940 N. Ravenswood Avenue | PARCEL 128130 02000 |
| Nashville, TN 37221 | Chicago, IL 60613 | |
| (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, **Estate of Mary Evelyn Myers**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Joseph Lyons, a single man and Devon Blaine Gardner, a single woman**

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. 12 on the Plan of B.V. 1776 Estates of record in Plat Book 5050, Page 76, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 130.71 feet on the southerly margin of Indian Springs Drive and extends back 316.65 feet on the easterly line and 355.0 feet on the westerly line to a dead line in the rear, measuring 132.74 feet thereon.

Being the same property conveyed to Daniel Kirby Myers, Sr. and wife, Mary Evelyn Myers by warranty deed from Brady W. Luckett and wife, Shirley T. Luckett of record in Book 5414, page 748, Register's Office for Davidson County, Tennessee, dated 04/02/1979 and recorded on 04/03/1979. The said Daniel Kirby Myers, Sr. having since died on December 5, 2007. The said Mary Evelyn Myers having since died on August 2, 2015. Her will entered into record in the Probate Court for Dickson County at Charlotte, as Docket No.09-15-009-P on December 8, 2015, Registers office for Dickson County, Tennessee.

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 **7609 Indian Springs Drive, 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 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 my hand( ) this the 21st day of December, 2015.

Estate of Mary Evelyn Myers

Janet Harris, Executrix

Janet Harris, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Janet Harris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the maker, **Estate of Mary Evelyn Myers**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 21st day of December, 2015.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN