File No.: 15114572

WARRANTY DEED

JESSICA L. TOLLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-16-18

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160002241 DEEDWARR
Recvd: 01/11/16 10:07 2 pgs
Fees:13.00 Taxes:388.50
20160111-0002452

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jermall Demont Lyons	same	150 11 0 350.00
(NAME)	(NAME)	
1612 Maple Timber Ct.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julie Owen and Michael Owen, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jermall Demont Lyons and Adrienne Lynn Lyons, husband and wife,** hereinafter called the GRANTEE, his 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, and being all of Lot No. 116, Lake Town Park, Section 8, according to survey and plat of same appearing of record in Book 7900, page 467, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Julie Olson by Warranty Deed dated 01/21/2005 and filed for record on 01/25/2005 in Instrument 20050125-0008779, of the Register's Office of Davidson County, Tennessee. Subject property was further conveyed to Julie Owen and Michael Owen, wife and husband as joint tenants with rights of survivorship, by Quitclaim Deed of record in Instrument 20130221-0017570, said Register's Office.

This conveyance is subject to all matters as set forth per Plat of record in Book 7900, page 467; Declaration of Covenants, Conditions and Restrictions of record in Book 8829, page 725, all said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1612 Maple Timber Ct., Antioch, TN 37013

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 18th day of December, 2015.

Julie Owen

Michael Owen

State of Tennessee
County of Rutherford

Personally appeared before me Julie Owen, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of December, 2015.

JOHN PARKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 11-18-17

State of Tennessee
County of Rutherford

Personally appeared before me Michael Owen, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of December, 2015.

JOHN PARKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 11-18-17

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
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