NEW OWNER:

Stephanie Rishel
508 Lynnwood Boulevard
Nashville, TN 37205

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 15-1231

Map 130 Group 03-0 Parcel 084.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160004452 DEEDWARR
Recvd: 01/19/16 10:11 3 pgs
Fees:18.00 Taxes:4921.00
20160119-0004815

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Three Hundred Thirty Thousand and 00/100 Dollars ($1,330,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOEL T. LYONS AND LINDSEY R. LYONS, husband and wife,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **STEPHANIE RISHEL, unmarried** ("Grantee"), his 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:

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being a part or Lot No. 109 on the Map of Royal Oaks Land Company's Subdivision, of record in Book 421 , Page 102 and 103, Register's Office for said County and described according to a survey made by Harvey Gee, Surveyor, July 2, 1947, and described as follows: Beginning at a point in the Easterly margin of Lynwood Boulevard 78.3 feet South of the common corner of Lots Nos. 108 and 109; thence Easterly 250 feet more or less, to a point in an old fence line which point is 88.9 feet south of the common rear corners of Lots 108 and 109; thence Southerly along the old fence line 100 feet; thence Westerly 254 feet more or less, to the Easterly margin of Lynwood Boulevard; thence along the Easterly margin of said Boulevard Northerly 100 feet to the beginning.

BEING the same property conveyed to Joel T. Lyons and Lindsay R. Lyons, husband and wife, by Warranty Deed from Vintage South, LLC, dated October 29, 2014, and of record Instrument No. 20141104-0101878, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 508 Lynnwood Boulevard, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **January, 2016.**

JOEL T. LYONS

LINDSEY R. LYONS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOEL T. LYONS AND LINDSEY R. LYONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15TH day of **January, 2016.**

NOTARY PUBLIC

My commission expires: 7-01-19

MATTHEW C. KING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **1,330,000.00** .

AFFIANT

Sworn to and subscribed to before me this 15TH day of **January, 2016.**

NOTARY PUBLIC

My commission expires: 7-01-19

MATTHEW C. KING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY