THIS INSTRUMENT PREPARED BY: **MORGAN & AKINS, PLLC** **2000 Richard Jones Road** **Suite 260** **Nashville, TN 37215** **(615) 829-5995**	STATE OF Tennessee COUNTY OF Davidson The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 2nd day of April, 2016. Notary Public My Commission Expires: March 3, 2020

BILL GARRETT, Davidson County
Trans: T20160033729 DEEDQC
Recvd: 04/25/16 12:06 2 pgs
Fees: 12.00 Taxes: 0.00

20160425-0039895

NATALIE Y. PARRISH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 03, 2020

QUITCLAIM DEED

No title search was performed in connection with preparing this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer.

Address of New Owner: 1700 Robindale Court Hermitage, Tennessee 37076	Send Tax Bills To: New Owner	Map & Parcel Tax Information: 098 06 0A 221.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Billy J. Lyons, Jr., an unmarried man, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Spenser Lyons and Gina Lyons, husband and wife, their heirs and assigns, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot Number 198 on the Final Plat of Phase 2, Section "C", Bridgewater, of record in Instrument Number 20070614-0071360, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Billy J. Lyons, Jr. by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, filed for record on October 2, 2012, as Instrument Number 20121002-0089829 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in Register's Office for Davidson County, Tennessee.

This is improved property known as 1700 Robindale Court in Hermitage, Davidson County, Tennessee.

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

NO TITLE OPINION REQUESTED AND NONE RENDERED.
LEGAL DESCRIPTION PROVIDED BY THE PARTIES.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of April, ~~2015~~ 2016

Billy J. Lyons, Jr.

STATE OF Alabama
COUNTY OF Lauderdale

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Billy J. Lyons, Jr., the bargainor, individually and as attorney-in-fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14 day of April, 2016.

JUANITA R. WILLIAMS NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public

My Commission Expires: 09-03-17