PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160035366 DEEDWARR
Recvd: 04/29/16 09:23 2 pgs
Fees:13.00 Taxes:1295.00
20160429-0041906

W & I Ref: (DM) Title No.: 58027
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joel T. Lyons Lindsay R. Lyons P.O. Box 158434 Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 14400001500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ray Tarkington, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joel T. Lyons and Lindsay R. Lyons, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being a part of an unnumbered lot of ground described as the Heise Property set forth and described on a plat showing a property survey to divide unnumbered lots of City of Forrest Hill, known as Green Hills Realty Company's Forrest Hill Community Subdivision of record in Book 3600, page 81, Register's Office for said County, Described as follows:

Beginning at a point in the southeasterly margin of Timberwood Drive, said point being in the northwesterly corner of property conveyed to Henry Z. Lipscomb, in Book 4210, page 23; thence south 49 degrees 54' east 371 feet, more or less, to an iron pin; thence north 40 degrees east 62 feet, more or less, to an iron pin; thence south 50 degrees east 43 feet, more or less, to an iron pin; thence north 40 degrees east 97 feet, more or less, to an iron pin; thence northwesterly 403 feet, more or less, to the southeasterly margin of Timberwood Drive, thence southwardly 118.6 feet, more or less, to the point of beginning.

Being the same property conveyed to Ray Tarkington and wife, Ann S. Tarkington, by Warranty Deed from Edmond M. Tipton and wife, Ethel Williams Tipton, dated August 1, 1994 and recorded on August 2, 1994, of record i Book 9424, page 723, Register's Office for Davidson County, Tennessee. The said Ann S. Tarkington has since died, leaving Ray Tarkington as surviving tenant by the entireties.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 3830, page 81, amended in Book 3830, page 581, said Register's Office; Easement for sanitary sewer and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7946, page 880, said Register's Office.

Subject property is unimproved property and therefore does not require spousal signature.

This is unimproved property, known as 2105 Timberwood Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of April, 2016.

Ray Tarkington

State of Tennessee

County of Davidson

On this 26th day of April, 2016, before me the undersigned authority, personally appeared **Ray Tarkington**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

Sworn and subscribed before me this 26th day of April, 2016.

VIRGINIA M. BOLES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

My Commission Expires: MY COMMISSION EXPIRES: ~~September 10, 2018~~