BILL GARRETT, Davidson County
Trans:T20160035372 DEEDWARR
Recvd: 04/29/16 09:28 2 pgs
Fees:13.00 Taxes:2183.00

20160429-0041922

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $590,000.00. Affiant Subscribed and sworn to before me, this 26th day of April, 2016. Notary Public My Commission Expires:

VIRGINIA M. BYLES
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: September 10, 2018

Address New Owner As Follows: Chandelier Development, Inc. PO BOX 120024 NASHVILLE TN 37212	Send Tax Bills To: NEW OWNER	Map-Parcel Number: 117 01 0 116.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY MCLAREN and CARRIE C. MCLAREN, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOEL T. LYONS and wife, LINDSAY R. LYONS,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the North 1/2 of Lot No. 8 on the Map of Forest Park Land IMP Co's. Subdivision (shown incorrectly as Forrest Park Land Company's Subdivision in previous deed) of record in Book 161, page 144, Register's Office for said County.

Said part of Lot No. 8 fronts 100 feet on the Westerly side of Hindman Avenue, now Woodleigh Drive, and runs back 270.5 feet on the North lines and 263.15 feet, more or less, on the Southerly line, to a dead line in the rear, on which it measures 100.15 feet.

Being the same property conveyed to Jeffrey McLaren and Carrie C. McLaren, husband and wife, by deed from Marjorie G. Akin, unmarried, of record in Instrument No. 20140626-0055815, dated June 13, 2014, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 161, page 144, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4695, page 501, Register's Office for Davidson County, Tennessee.

This is improved property known as: **701 Woodleigh 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 Grantees, their heirs and assigns, forever; and Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 26th day of April, 2016.

Jeffrey McLaren

Carrie C. McLaren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey McLaren and Carrie C. McLaren, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of April, 2016

(Seal)

Notary Public

My Commission Expires

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

645304.1/2013587