File Box 8

BILL GARRETT, Davidson County
Trans: T20160047620 DEEDWARR
Recvd: 06/06/16 14:33 3 pgs
Fees: 18.00 Taxes: 717.80
20160606-0056944

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of June, 2016, by and between Drummond C. Lyons and Stacey P. Lyons, husband and wife, party of the first part, and Jessica Montoya, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Section One "The Country" of record in Book 4955 at page 48, Register's Office for Davidson County.

Said Lot No. 5 fronts 39.00 feet on the southeasterly margin of Harvest Court and extends back 125.62 feet on the northeasterly line and 122.94 feet on the westerly line to a broken line in the rear, measuring 167.00 feet thereon.

Being all or part of the same property conveyed to Drummond C. Lyons and Stacey P. Lyons by virtue of that certain Speciall Warranty Deed dated October 26, 2004, at Instrument No. 20041230-0154946 in the Register's Office of Davidson County, Tennessee.

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(S), her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and Restrictions of record in Book 5111, page 656; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Drummond C Lyons by
Venikkia Cunningham, Attorney in Fact
Drummond C. Lyons by Venikkia Cunningham as his attorney in fact

Stacey P. Lyons by
Venikkia Cunningham, Attorney in Fact
Stacey P. Lyons by Venikkia Cunningham as her attorney in fact

STATE OF TN
COUNTY OF Davidson

On this 3rd day of June, 2016, before me personally appeared Venikkia Cunningham, to me known to be the person who executed the foregoing instrument in behalf of Drummond C. Lyons, and who acknowledged that she executed the same as the free act and deed of Drummond C. Lyons.

WITNESS my hand and official seal at office this 3rd day of June, 2016.

My commission expires: 7.3.17

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN

COUNTY OF Davidson

Venikkia Cunningham, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Drummond C. Lyons, the principal.

This 3rd day of June, 2016.

Venikkia Cunningham

Sworn to and subscribed before me by Venikkia Cunningham this 3rd day of June 2016

My Commission Expires 7.3.17 Notary Public

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

On this 3rd day of June, 2016, before me personally appeared Venikkia Cunningham, to me known to be the person who executed the foregoing instrument in behalf of Stacey P. Lyons, and who acknowledged that she executed the same as the free act and deed of Stacey P. Lyons.

WITNESS my hand and official seal at office this 3rd day of June, 2016.

My commission expires: 7.3.17

Notary Public

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN

COUNTY OF Davidson

Venikkia Cunningham, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Stacey P. Lyons, the principal.

This 3rd day of June, 2016.

Venikkia Cunningham

Sworn to and subscribed before me by Venikkia Cunningham this 3rd day of June 2016

My Commission Expires 7.3.17 Notary Public

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address: Jessica Montoya

3409 Harvest Court
Nashville, TN 37013

Tax Parcel No 15003001900

Property Address: 3409 Harvest Court
Nashville, TN 37013

MAIL TAX BILLS TO: Owner's at Owner's Address

STATE OF
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $194,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of June, 2016.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018