BILL GARRETT, Davidson County
Trans:T20160074635 DEEDWARR
Recvd: 08/26/16 10:08 2 pgs
Fees:13.00 Taxes:4847.00

20160826-0089452

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 Wilson)

The actual consideration or value, whichever is greater, for this transfer is $1,310,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of August, 2016.

VIRGINIA M. BOLES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Nathan Wayne Lyons and Lauren Keri Lyons 4025 Wallace Lane Nashville, TN 37215	SAME	11606002200

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN D. LENTZ AND SUSAN P. LENTZ, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **NATHAN WAYNE LYONS AND WIFE, LAUREN KERI LYONS**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Subdivision of the Olshine Property, of record in Book 1585, page 70, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by Z. J. Wilkinson, Surveyor, May 18, 1948, as follows:

Beginning at a point on the easterly margin of Belle Meade Boulevard, said point being the northwest corner of a tract of land conveyed to Rose Olshine and husband, to Will R. Manier, Jr., by deed of record in Book 1320, page 317, Register's Office for said County; thence from said point North 88 deg. 30 min. East 215 feet to a point; thence North 63 deg. 30 min. East 470 feet to a point, being the northeast corner of the Manier Tract; thence from said point North 31 deg. 30 min. West 41 feet to a point; thence South 58 deg. 30 min. West 10 feet to a point; thence North 20 deg. 30 min. West 67 feet to a point; thence from said point along the line between Lots Nos. 1 and 2 of said Subdivision, 620 feet, more or less, to a point on the easterly margin of Belle Meade Boulevard; thence in a southerly direction along the easterly margin of Belle Meade Boulevard, 150 feet to the point of beginning.

Being the same property conveyed to John D. Lentz by quitclaim deed from Allen D. Lentz, Trustee, with full power to sell, mortgage, convey or otherwise encumber without the joinder of any beneficiary, of record in Book 9879, page 707, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Susan P. Lentz, a one-half undivided interest by deed from John D. Lentz, of record in Book 9907, page 614 and corrected and re-recorded as Instrument No. 20011024-0116240, 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 Metro and City of Belle Meade 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 1585, page 70, Register's Office for Davidson County, Tennessee.

This is improved property known as: **108 Belle Meade Blvd., Nashville, TN 37205.**

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 16 day of August, 2016.

John D. Lentz

Susan P. Lentz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN D. LENTZ AND WIFE, SUSAN P. LENTZ,** the within named bargainor, 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 15 day of August, 2016

Notary Public

My Commission Expires:

GEORGE CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 18, 2018