Davidson County DEEDWARR
Recvd: 09/08/16 10:20 2 pgs
Fees:13.00 Taxes:617.90
20160908-0094483

164639

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 7th day of September, 2016, by and between Cherun Lyons formerly known as Cherun Jones and Marshon Lyons, wife and husband, party of the first part, and Pah Dah, a married man, 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. 113 on the Plan of Apache Hills, Section III, of record in Book 4175, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being all or part of the same property conveyed to Cherun Jones by virtue of that certain Warranty Deed dated November 26, 2002, at Instrument No. 20021205-0150041 in the Register's Office of Davidson County, Tennessee. Marshon Lyons join in on this conveyance to transfer any and all marital rights he may have in said property.

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), his 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 4179, page 951, Book 4215, page 268, Book 4221, page 190, Book 4225, page 657, Book 4361, page 162 and in Book 4454, page 301; 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), his 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.

Cherun Lyons

Marshon Lyons

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Cherun Lyons and Marshon Lyons, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of September, 2016.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Pah Dah

Tax Parcel No 14815002800

Property Address: 4824 Cimmaron
Antioch, TN 37013

MAIL TAX BILLS TO: U.S. Bank Home Mtg
7601 Penn Ave S Ste A1
Richfield, MN 55423

STATE OF Tennessee
COUNTY OF Williamson

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 $167,000.00 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 7th day of September, 2016.

Notary Public

My Commission Expires:

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission Expires
4-24-2018