THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16088961**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $236,500.00. Affiant Subscribed and sworn to before me, this 13th day of September, 2016. Notary Public My Commission Expires: 8/20/2019

WILLIAM E. GROVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

BILL GARRETT, Davidson County
Trans:T20160080848 DEEDWARR
Recvd: 09/15/16 10:45 2 pgs
Fees:13.00 Taxes:875.05
20160915-0097006

WARRANTY DEED

Address New Owner: Michael L. Risner 7252 Highway 70 South Nashville TN 37221	Send Tax Bills To: new owner	Tax Information: Tax Parcel ID No. 142-07-0F-055.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leo D. Lyons, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael L. Risner, a single man**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 55, Unit No. 1203 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Leo D. Lyons, married by Warranty deed from Cristina I. Truica, an unmarried woman of record in Instrument No. 20050303-0023783 Register's Office for Davidson County, Tennessee, dated February 15, 2005 and recorded on March 3, 2005.

Sally Lyons joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Leo D Lyons.

This execution of this instrument is effected by the signature of Leo D Lyons as Attorney in fact for Sally Lyons, which Power of Attorney is recorded in Instrument No. 20160915-0097005, in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellevue Commons Townhomes of record in Instrument Number 20000720-

0071772, as re-recorded in Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee.
Charter of Bellevue Commons Townhome Association, Inc. of record in Instrument Number 20000720-071771, in the Register's Office for Davidson County, Tennessee.
Charter for Bellevue Commons Private Elements Association, Inc. of record in Instrument Number 20000915-091868 and Instrument No. 20001009-0100204, in the Register's Office for Davidson County, Tennessee.
Harpeth Valley Utility District Easement of record in Book 11426, Page 63, in the Register's Office for Davidson County, Tennessee.
Easements to the State of Tennessee for highway purposes of record in Book 5202, Page 732 and Book 5024, Page 458, in the Register's Office for Davidson County, Tennessee.
Right of Way Easement of record in Book 7308, Page 762, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Instrument Number 20000310-0025049, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7252 Highway 70 South Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 13th day of September, 2016.

Leo D. Lyons

Sally Lyons by Leo D Lyons as Attorney in fact

Sally Lyons by [signature] as attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leo D. Lyons, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2016.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Leo D Lyons,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Sally Lyons,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13th day of September, 2016.

Notary Public My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018