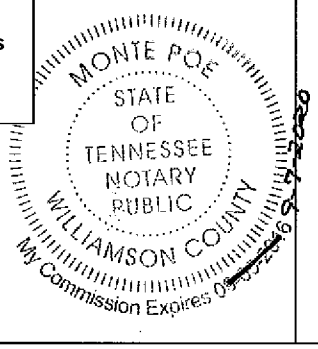
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/14/16 09:59 4 pgs
Fees:23.00 Taxes:555.00
20161014-0108780



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 2016

Notary Public

MY COMMISSION EXPIRES: 9/7/20

(AFFIX SEAL)

MST 2016-1381

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geraldine J. McCutcheon	First Community Mortgage	071-050-251.00
(NAME)	(NAME)	
1729 Edgewood Avenue	262 Robert Rose Dr. Ste	101
(ADDRESS)	(ADDRESS)	
Nashville, TN37207	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Teia D. Lymon, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Geraldine J. McCutcheon,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Gary Lee Lymon joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Re-Subdivision of Brooklyn Heights Subdivision of record in Plat Book 9700, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 50 feet on the Northerly side of Edgewood Avenue and runs back 135 feet between parallel lines to an alley in the rear and measures 50 feet thereon.

Being the same property conveyed to Teia D. Lymon, a married woman by Warranty deed from The Nashville Homestead Corp. of record in Book 11561, page 703, Register's Office for Davidson County, Tennessee, dated June 30, 1999 and recorded on July 07, 1999 and Instrument of Correction of Deed recorded on December 13, 1999 in Instrument No. 19991213-0302419. (Value or consideration shown in aforementioned deed $80,000.00.) Being also known as 1729 Edgewood Avenue Nashville, Tennessee 372074970.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Taxes for the year 2016, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 4, Register's Office for Davidson County, Tennessee.

This property, known as 1729 Edgewood Avenue, Nashville, TN 37207

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 12th DAY OF October, 2016.

Teia D. Lymon

Gary Lee Lymon

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Teia D. Lymon**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and ~~official~~ seal, this the 12th day of October, 2016.

Notary Public

My Commission Expires: 9/7/20

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-07-2020

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary Lee Lymon**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of October, 2016.

Notary Public

My Commission Expires: 9/7/20

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-07-2020

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON