THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Phillip A. Lyons and Keatha Lyons
908 Century Oak Dr.
Nashville, TN 37211
SEND TAX BILLS TO:
SAME

BILL GARRETT, Davidson County
Trans:T20160094676 DEEDWARR
Recvd: 10/26/16 14:11 2 pgs
Fees:13.00 Taxes:917.60
20161026-0113285

WARRANTY DEED

(Map 133-13-0, Parcel 68.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **WILLIAM B. ZACHARIAS, unmarried,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **PHILLIP A. LYONS and KEATHA LYONS, husband and wife,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 99, on the Plan of Abbay Hall, Section 1, of record in Book 2331, page 18, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to William B. Zacharias and wife, Dorothy J. Zacharias, by Warranty Deed from Clarice O. Grills, a widow, dated 6/16/87, of record in Book 7272, page 287, in the Register's Office of Davidson County, Tennessee. Dorothy J. Zacharias having since died on July 11, 2006, leaving William B. Zacharias as surviving tenant by the entirety.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 2331, page 18; to Restrictive Covenants of record in Book 2345, page 514 and amended in Book 2393, page 627; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 4704 Vicar Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor 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 as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 12th day of October, 2016.

Wm. B. Zacharias

WILLIAM B. ZACHARIAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William B. Zacharias, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

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

J. Kasey Talbott

Notary Public

My Commission Expires: MAY 20, 2017

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $248,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wm. B. Zacharias

Affiant

Subscribed and sworn to before me this 12th day of October, 2016.

J. Kasey Talbott

Notary Public

My commission expires: MAY 20, 2017

File No. 20160865

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY