NEW OWNER:

Emily J. Moore
~~907 18Th Avenue South~~
~~Unit 101~~ P.O. Box 2386
~~Nashville, TN 37212~~ Lebanon TN 37088

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-1157

SEND TAX BILLS TO:

~~New Owner~~
Republic Bank + Trust Co.
2005. 7th St., Suite 110
Louisville, KY 40202

092-16-0J-101.00-CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170015625 DEEDWARR
Recvd: 02/22/17 10:58 2 pgs
Fees:13.00 Taxes:712.25
20170222-0017762

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-Two Thousand Five Hundred and 00/100 Dollars** ($**192,500.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JOEL T. LYONS, A MARRIED MAN**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **EMILY J. MOORE, UNMARRIED** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 101, South Square Condominium, as established by Master Deed of record in instrument No. 20070710-0082274, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joel T. Lyons by Quitclaim deed from Lyons Investments, LLC of record in Instrument No. 20110104-0001164 Register's Office for Davidson County, Tennessee, dated December 29, 2010 and recorded on January 04, 2011.

This property is not the principal residence of said Grantor, nor is it the principal residence of any spouse of said Grantor. Grantor warrants that the subject property in not subject to any marital interest therein.
Being also known as 907 18th Avenue South, #101 Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 21st day of **February, 2017**.

JOEL T. LYONS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOEL T. LYONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of **February, 2017**.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My commission expires: 9-8-2020

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The actual consideration or value, whichever is greater, for this transfer is $ **192,500.00** .

AFFIANT

Sworn to and subscribed to before me this 21st day of **February, 2017**.

MARY KATHRYN CHARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 7-8-19