

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 17020009

MFR-70591

STATE OF Tennessee }
COUNTY OF Rutherford }

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF February, 2017.

NOTARY PUBLIC

My Commission expires: 12-01-2020

Address of New Owner
Jermall Demont Lyons
Adrienne Lyons
204 Belair Drive
Smyrna, TN 37167-3329

Send Tax Bills To:
Same

Tax Information:
047-025.00

BILL GARRETT, Davidson County
Trans:T20170018951 DEEDWARR
Recvd: 03/06/17 10:03 2 pgs
Fees:13.00 Taxes:555.00
20170306-0021677

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Rejena Mae Richardson, unmarried, Nichole Richardson, unmarried, Caralee Richardson, unmarried and Alex Carl Richardson, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jermall Demont Lyons and wife, Adrienne Lyons,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being part of the 675 acre tract marked "James M. Simpkins" on the Plan of O. A. Simpkins, deceased, as of record in Book 161, Page 117, Register's Office for Davidson County, Tennessee, described according to a survey made by J. P. Gallaher, Surveyor, August 13, 1955, as follows:

Beginning at a point in the center of Bull Run and Sulphur Creek Road at the southeast corner of the property conveyed to Arthur R. Sullivan and wife, by deed from Jim Shadowens and wife, of record in Book 2195, Page 515, said Register's Office; thence with the center of said Road, South 51 degrees East 6 poles, and South 47-1/2 degrees East 5-4/5 poles; thence North 53 degrees East 17.45 poles to a sugar tree; thence North 23 degrees East 18 poles to a small persimmon tree; thence North 10-1/2 degrees East 43-2/5 poles to a sugar tree in the southern boundary line of the Ben J. Carr property, formerly Allen Simpkins Lands; thence with the southern boundary line of said Carr lands westwardly 8-16/25 poles to a small white oak on an east hillside, being the northeast corner of said Sullivan property; thence with the eastern boundary line of said Sullivan property, South 6-3/4 degrees West 14 poles, South 23-1/2 degrees West 15-1/5 poles to a hickory, and South 31 degrees West 38-4/5 poles to the beginning, containing 6 acres, more or less.

Being the same property conveyed to Carl I. Richardson, a married person, by Quitclaim Deed from Ellie Mai Richardson, an unmarried person, dated 05/03/06 and recorded on 05/09/06 in Instrument No. 20060509-0053796, Register's Office for Davidson County, Tennessee. The said Carl I. Richardson having since died intestate on 05/06/2010 his property vested in his heirs at law: Rejena Mae Richardson, Nichole Richardson, Caralee Richardson, and Alex Carl Richardson (see Affidavit of Heirship of record at Record Book *, Page ____, Register's Office of Davidson County, Tennessee). *Instrument Number 20170306-0021676

The property has never been the primary residence of the Grantors or their spouses.

This is property generally located:
5076 Bull Run Road, Ashland City, TN 37015

SUBJECT TO THE FOLLOWING:

1. 2017 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Rejena Mae Richardson, Nichole Richardson, Caralee Richardson, and Alex Carl Richardson** has/have caused this instrument to be executed, this the 24th day of Feb, 2017.

Rejena M. Richardson

Rejena Mae Richardson

Nichole Richardson

Caralee Richardson

Alex Carl Richardson

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Rejena Mae Richardson, Nichole Richardson, Caralee Richardson, and Alex Carl Richardson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 24th day of Feb., 2017.

My commission Expires: 1-10-21

NOTARY PUBLIC

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY