This Instrument Prepared By:

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BILL GARRETT, Davidson County
Trans:T20170036095 DEEDQC
Recvd: 04/28/17 14:20 2 pgs
Fees:12.00 Taxes:0.00
20170428-0042040

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Matthew Lyon and Kathy Lyon 106 Donelsonwood Drive Nashville, TN 37214	Same	Map & Parcel: 096 02 0 023.00

FOR AND IN CONSIDERATION of the sum of Zero and No/100 ($0.00) Dollars, and love and affection and long term care of my person and all health and personal needs until my death and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, WILLIAM D. LYON, JR. AND WIFE, SHIRLEY ANN LYON,(hereinafter "Grantors") do hereby assign, transfer, convey and quitclaim unto MATTHEW LYON AND AND WIFE, KATHY LYON (hereinafter "Grantee") an undivided interest in all rights, title and interest in certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING Lot No. 1 on the Plan of Donelsonwood Subdivision of record in Book 2083, page 26, Register's Office for Davidson County, Tennessee:

BEGINNING at a concrete monument on the westerly side of Donelsonwood Drive, the same being the common corner of Lot No. 1 and a lot marked "Reserved for Future Commercial" in said subdivision; thence with the westerly margin of Donelsonwood Drive 75 Ft. to a concrete monument; thence continuing with the westerly margin of Donelsonwood Drive around an arc to the right 71.99 ft. to a concrete monument; thence continuing with said westerly margin of said Donelsonwood Drive 9.67 ft. to a point; thence Northwestwardly with the dividing line between lots 1 and 2 in said subdivision 144.6 ft. to a point; thence Eastwardly with the dividing line between Lot No. 1 and the Lot marked "Reserved for Future commercial", 152 ft. to the beginning.

BEING a part of the same property conveyed to Carl Batson and M. T. Melvin by deed from Coen C. Cloyd, et al, of record in Book 2101, Page 15, Register's Office for Davidson County, Tennessee.

BEING a part of the same property conveyed to William D. Lyon, Jr. and wife, Shirley Ann Lyon by deed from Carl Baton and M. T. Melvin of record in Book 2146, Page 545, Register's Office for Davidson County, Tennessee.

William D. Lyon, (Decedent), predeceased Shirley Ann Lyon. Shirley Ann Lyon is the surviving spouse of Decedent and is entitled to receive one hundred percent (100%) interest in the real estate described above by virtue of being the surviving spouse of the marital property.

The Grantee shall have the sole, absolute, and uncontrolled power, discretion and authority to protect, conserve, sell, lease, encumber, gift or otherwise manage and dispose of the real property described above.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(3), is $-0-.

Shirley Ann Lyon by Matthew Lyon as POA
Shirley Ann Lyon by and through her Power of Attorney, Matthew Lyon

SUBSCRIBED AND SWORN TO before me this 17 day of April, 2017.

Candie Lee
NOTARY PUBLIC

My Commission Expires: 1-13-2021

CANDIE LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

This is improved property located at 106 Donelsonwood Drive, Nashville, TN 37214

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Shirley A. Lyon by Matthew Lyon as POA
Shirley Ann Lyon by and through her Power of Attorney, Matthew Lyon

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said Wilson County, Tennessee, Shirley Ann Lyon, the within named Grantor, by and through her Power of Attorney, Matthew Lyon, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 17 day of April, 2017.

Candie Lee
NOTARY PUBLIC

My Commission Expires: 1-13-2021

CANDIE LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY