Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0148

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178928

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170043159 DEEDWARR
Recvd: 05/22/17 09:58 2 pgs
Fees:13.00 Taxes:1720.50
20170522-0050358

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of May, 2017

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald E. Lyall and Claudelle E. Lyall 5039 Cougar Cove Joelton , TN 37080	Origin Bank 1800 Hudson Lane, ste. 2A Monroe, LA 71201	004 00 0 163.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty Five Thousand and 00/100 Dollars ($465,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERT NICHOLS AND WIFE, DIANE NICHOLS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DONALD E. LYALL AND WIFE, CLAUDELLE E. LYALL**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A tract of land in the 1st Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Tract 12 and portion of Tract 11 from the "Boundary Survey & Tracts" by Bob Cummings, Land Surveyors, updated February 29, 1988, and a survey by Ragan-Smith Associates, Inc., dated April 19, 2005, and more particularly described as follows:

Beginning at an iron rod (new) with cap stamped Ragan-Smith Associates, the northwesterly property corner of said Lot 12 on the easterly side of a 50 foot wide easement for ingress/egress, presently called Cougar Cove and proceeding as follows: Leaving said easement, South 66 deg. 31' 29" East, 551.47 feet to a 5/8 inch iron rod (old) with no cap; thence South 73 deg. 27' 00" East, 325.57 feet to a 3/4 inch iron rod (old) with no cap, the northeasterly property corner of this tract; thence with the common property line of Frank Leslie Irwin, Sr. and wife, Katherine O. Irwin, as of record in Deed Book 4551, page 246, Register's Office of Davidson County (R.O.D.C.) Tennessee, in part, Lauren Suter Cato, as of record in Deed Book 6520, page 75, R.O.D.C., Tennessee, and of Sue Garrett Suter and husband, Turner L. Suter, as of record in Deed Book 4550, page 256, R.O.D.C, Tennessee, in part, South 02 deg. 01' 42" West, 322.33 feet to a 5/8 inch iron rod (old) with no cap; thence, continuing with said Sue Garrett Suter and husband Turner L. Suter, South 01 deg. 56' 13" West, 121.10 feet to an iron rod (new) with cap stamped Ragan-Smith Associates; thence, leaving Suter and severing Lot 11 making a new line, North 62 deg. 25' 45" West, 1060.71 feet to an iron rod (new) with cap stamped Ragan-Smith Associates, the southwesterly property corner of this tract, on the easterly side of said 50 foot wide easement. Thence, with said easterly side of said easement, North 27 deg. 28' 06" East, 109.02 feet to a 5/8 inch iron rod (old) with no cap; thence continuing with the easterly side of said easement, North 27 deg. 32' 32" East, 189.37 feet to the Point of Beginning and containing 331,061 square feet or 7.60 acres, more or less, as calculated by the above courses and distances.

Together with all right, title, and interest in and to a 50 foot wide easement for the purpose of ingress and egress between said tract and Coopertown Road, and being more completely described by deed of record in Book 10470, page 983, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Nichols and wife, Diane Nichols, by Quitclaim Deed from Robert Nichols and wife, Diane Nichols for the purpose of re-conveying and combining two tracts, dated 8/30/2005, recorded 9/6/2005, of record in Instrument #20050906-0106904, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Robert Nichols and wife, Diane Nichols by deeds of record in Instrument #20050906-0106903 and Instrument #20040323-0032580, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5039 Cougar Cove , Joelton , TN 37080, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 5th day of May, 2017.

ROBERT NICHOLS

DIANE NICHOLS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert Nichols and wife, Diane Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of May, 2017.

Notary Public

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19