THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P17-8501-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **85,000.00**. Robin Edwards Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2017. Janice H. Collins Notary Public MY COMMISSION EXPIRES: 9-11-17 (AFFIX SEAL)

JANICE H. COLLINS DAVIDSON COUNTY TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry D. Lyons	NEW OWNER	MAP
P.O. Box 969		PARCEL 025-04-0-067.00
Goodlettsville, TN 37070		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James W. Haage and Sheila A. Haage, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry D. Lyons, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Franklin Heights of record in Plat Book 2083, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James W. Haage and Sheila A. Haage, husband and wife by Warranty deed from Judy L. Thompson, unmarried of record in Instrument No. 20040524-0060413 Register's Office for Davidson County, Tennessee, dated May 17, 2004 and recorded on May 24, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **228 McCoin Drive, Goodlettsville, TN 37072.**

BILL GARRETT, Davidson County
Trans:T20170052576 DEEDWARR
Recvd: 06/20/17 09:58 2 pgs
Fees:13.00 Taxes:314.50
20170620-0061796

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness _____ hand( ) this the 15th day of June, 2017.

James W Haage

James W. Haage

Sheila A. Haage

Sheila A. Haage

STATE OF Iowa
COUNTY OF Pottawattamie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James W. Haage** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of June, 2017.

My Commission expires: 6-21-2017

Notary Public

NOTARIAL SEAL IOWA
ANGELA ZUNIGA
COMMISSION NUMBER 796811
MY COMMISSION EXPIRES

STATE OF IOWA
COUNTY OF Pottawattamie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sheila A. Haage** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of June, 2017.

My Commission expires: 6-21-2017

Notary Public

NOTARIAL SEAL IOWA
ANGELA ZUNIGA
COMMISSION NUMBER 796811
MY COMMISSION EXPIRES