BILL GARRETT, Davidson County
Trans:T20170078806 DEEDWARR
Recvd: 09/08/17 12:04 2 pgs
Fees:13.00 Taxes:1535.50
20170908-0092528

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176782

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $415,000.00

Danielle Jubett
Affiant

Subscribed and sworn to before me, this the 1st day of September, 2017.

SARAH ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Sarah Alsup
Notary Public
My Commission Expires: 10/20/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joel Lyons Lindsey Lyons 404 Lynnwood Blvd Nashville, TN 37205	New Owners	129-04-036-8.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **George Larry Jent**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joel Lyons and Lindsey Lyons**, 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. 10 on the Plan of Westview Subdivision of record in Book 2330, Page 155, Register's Office for Davidson County, Tennessee

Beginning at a point in the Southwest margin of Haverford Drive at the common corner of Lots 9 and 10; thence South along the dividing line between said Lots 171.2 feet to a point in the Western margin or rear line of Lot 2; thence with the line between Lots 2 and 10 in a Southwesterly direction 179.2 feet to a point in the Northerly line of Lot 1; thence with the line between Lots 1 and 10 in a Westerly direction 130.3 feet; thence along the Westerly line of Lot 10 in a Northeasterly direction 255.6 feet to a point in the North margin of Haverford Avenue; thence with said avenue East 42 feet to the beginning.

Being the same property conveyed by Executor's Deed from George Larry Jent, Executor of the Estate of Clarence H. Jent, Jr., deceased to George Larry Jent, individually, as recorded on the 4th day of January, 2016 in Instrument No. 20160104-0000600; Last Will and Testament of Clarence Homer Jent in Docket #13P1738 and Warranty Deed from Gaylord C. Howerton and wife, Virginia R. Howerton to Clarence H. Jent, Jr. and wife, Lora B. Jent, as recorded on the 6th day of July, 1965 in Deed Book 3908, Page 925, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 240 Haverford Avenue, Nashville, TN 37205. The property is not the residence of the Grantor, nor any of his heris.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 14 day of August, 2017.

George Larry Jent

George Larry Jent

STATE OF Montana
COUNTY OF Gallatin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **George Larry Jent**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14 day of Aug, 2017.

BERNADETTE HILLIER
NOTARY PUBLIC for the
State of Montana
Residing at
West Yellowstone, Montana
My Commission Expires
October, 15, 2019

SEAL

Bernadette Hillier
Notary Public
My Commission expires: /