NEW OWNER:

Thomas Lyons
Debra Lyons
308 Southwest Drive
Kennett, MO 63857

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0553 KP

145-13-0-003.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 8653 **DEEDWARR**
10/04/2017 04:06:07 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00

20171004-0102080

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Sixty Thousand and 00/100 Dollars** (**$560,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **STEPHEN C. KNIGHT AND KYRA T. KNIGHT, HUSBAND AND WIFE** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **THOMAS WAYNE LYONS AND DEBRA ANN LYONS, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Plan of Otter Creek Hills of record in Plat Book 2900, Page (s) 110 and 111, 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 Stephen C. Knight and Kyra T. Knight, husband and wife, by Warranty deed from Stephen F. Sutherland and wife, Nancy J. Sutherland of record in Instrument No. 20011115-0125478 Register's Office for Davidson County, Tennessee, dated November 13, 2001 and recorded on November 15, 2001.

Being IMPROVED property known as 5883 Willshire Drive Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of **September, 2017**.

STEPHEN C. KNIGHT

KYRA T. KNIGHT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, STEPHEN C. KNIGHT AND KYRA T. KNIGHT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of **September, 2017**.

BRITTANY T. DU... STATE OF TENNES... NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-8-2020

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The actual consideration or value, whichever is greater, for this transfer is $ **560,000.00** .

AFFIANT

Sworn to and subscribed to before me this 22nd day of **September, 2017**.

My commission expires: 9-8-2020

