This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $180,000.00.

Affiant

Subscribed and sworn before me this the 30th day of October, 2017.

Notary Public
My commission expires: 9/10/18

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 20948 DEEDWARR
11/01/2017 02:28:15 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20171101-0112180

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kelly Lyons	Mortgage Investors Group	096-09-0A 708.00
4733 Holly Springs Rd	8320 East Walker Springs Lane	
Nashville, TN 37211	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES HERBERT REED, EXECUTOR FOR THE ESTATE OF MARY REBECCA REED, AND JAMES HERBERT REED, INDIVIDUALLY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KELLY LYONS, AN UNMARRIED WOMAN, AND JOSEPH LYONS,A MARRIED MAN, AS TENANS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A-708 on the Plan of Emery Place, as of record in Book 6250, page 719, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alvin Earl Reed and wife, Mary Rebecca Reed, by deed from Kent Development Corporation, dated 09/30/1987, of record in Book 7371, page 138, said Register's Office.

Alvin Earl Reed, having died on June 30, 1996 leaving the above property to Mary Rebecca Reed by tenancy by the entirety. The said Mary Rebecca Reed having died on July 4, 2017, leaving a Last Will and Testament which has been filed in the Probate Court of Davidson County, Tennessee and further referenced by Docket No. 17P1350. James Herbert Reed, as sole heir at law and residual beneficiary pursuant to the terms of the said Last Will and Testament, joins in this conveyance to convey any and all interest he has in the above real property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 708 Kent Road, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 30th day of October, 2017.

Estate of Mary Rebecca Reed

James Herbert Reed, Executor

James Herbert Reed

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James Herbert Reed, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the EXECUTOR of the within named Grantor, the ESTATE OF MARY REBECCA REED, and that HE, as such EXECUTOR, executed the foregoing instrument for the purposes therein contained by signing the name of the ESTATE OF MARY REBECCA REED by the said James Herbert Reed as such EXECUTOR.

Witness my hand and official seal this 30th day of October, 2017.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Herbert Reed, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2017.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY