WARRANTY DEED

Bill Garrett Davidson County
Batch# 88172 DEEDWARR
05/04/2018 10:15:27 AM 2 pgs
Fees: $13.00 Taxes: $1,032.30

20180504-0042664

W-EXP-18-5076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joyce Hargrove	**New Owner**	
(NAME)	(NAME)	**047-00-0-025.00**
5076 Bull Run Road		
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JERMALL DEMONT LYONS AND WIFE, ADRIENNE LYONS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOYCE HARGROVE, AN UMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being part of the 675 acre tract marked "James M. Simpkins" on the Plan of O. A. Simpkins, deceased, as of record in Book 161, Page 117, Register's Office for Davidson County, Tennessee, described according to a survey made by J. P. Gallaher, Surveyor, August 13, 1955, as follows:

Beginning at a point in the center of Bull Run and Sulphur Creek Road at the southeast corner of the property conveyed to Arthur R. Sullivan and wife, by deed from Jim Shadowens and wife, of record in Book 2195, Page 515, said Register's Office; thence with the center of said Road, South 51 degrees East 6 poles, and South 47-1/2 degrees East 5-4/5 poles; thence North 53 degrees East 17.45 poles to a sugar tree; thence North 23 degrees East 18 poles to a small persimmon tree; thence North 10-1/2 degrees East 43-2/5 poles to a sugar tree in the southern boundary line of the Ben J. Carr property, formerly Allen Simpkins Lands; thence with the southern boundary line of said Carr lands westwardly 8-16/25 poles to a small white oak on an east hillside, being the northeast corner of said Sullivan property; thence with the eastern boundary line of said Sullivan property, South 63/4 degrees West 14 poles, South 23-1/2 degrees West 15-1/5 poles to a hickory, and South 31 degrees West 38-4/5 poles to the beginning, containing 6 acres, more or less.

Being the same property conveyed to Jermall Demont Lyons and wife, Adrienne Lyons by Warranty Deed from Rejena Mae Richardson, unmarried Nicole Richardson, unmarried, Caralee Richardson, unmarried and Alex Carl Richardson, married of record in Instrument No. 20170306-0021677 Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on March 6, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and subseuqent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5076 Bull Run Road, Ashland City, Tennessee 37015**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 1st DAY OF MAY, 2018.

Jermall Demont Lyons

Adrienne Lyons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERMALL DEMONT LYONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADRIENNE LYONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212