WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$158,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 16 day of July, 2018

Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jermall Lyons	SAME	09202044500
204 Belaire Drive		
Smyrna, TN 37167		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Travis Dillard**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jermall Lyons and wife, Adrienne L. Lyons and James Cook**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 227, Block 9, on the map of Heffernan Place, of record in Book 161, Page 138, Register's Office for said County.

Said Lot No. 227 fronts 50 feet on the northerly margin of Eden St. and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Travis Dillard, from Henry A. Bransford and Pearlene Bransford, by deed on February 26, 2016, of record in Instrument Number 20160303-0020759, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09202044500, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2416 Eden Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 116523 DEEDWARR
07/16/2018 08:41:30 AM 2 pgs
Fees: $13.00 Taxes: $584.60
20180716-0068580

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 our hands this July 6, 2018.

Travis Dillard

STATE OF TENNESSEE
COUNTY OF DILLARD

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Travis Dillard** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 6, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.