NEW OWNER:

Laminin Holdings-Tennessee, LLC
P.O. BOX 5332
MAYFIELD, KY 42066

THIS INSTRUMENT PREPARED BY:

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

SEND TAX BILLS TO:

New Owner

FILE NO: 18-0431

117-11-0-049.00

Space for Recorder's Stamp

Karen Y Johnson Davidson County
Batch# 137322 **DEEDWARR**
09/05/2018 02:50:08 PM 3 pgs
Fees: $18.00 Taxes: $2,654.75

20180905-0087959

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Seventeen Thousand Five Hundred and 00/100 Dollars ($717,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KENNETH J. LYONS, JR. AND WIFE BARBARA B. LYONS** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **LAMININ HOLDINGS-TENNESSEE, LLC** a Tennessee limited liability company ("Grantee"), its 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. 59, on the Plan of part of Watkins Grove Subdivision, not of record, described according to a survey made by W. B. Southgate, Civil Engineer, October 1915, as follows:

Beginning at the southeast corner of Graybar Lane, formerly Watkins Avenue, and Amanda Street; thence with the northerly margin of said Lane, eastwardly 200 feet to the corner of Lot Nos. 45 and 59; thence with the line between said two lots, northwardly 200 feet to the southeast corner of Lot No. 60; thence with the line between said Lots Nos. 59 and 60, westwardly 200 feet to the easterly margin of Amanda Street; thence with same, southwardly 200 feet to the beginning.

Being the same property conveyed to Kenneth J. Lyons, Jr., and wife Barbara B. Lyons by Deed from Laddie Z. Hillis and wife, Suzanne D. Hillis of record in Book 6478, page 513, Register's Office for Davidson County, Tennessee, dated January 11, 1985 and recorded on January 22, 1985.

Being also known as 1610 Graybar Nashville, Tennessee 37215.

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

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

GRANTORS covenant with said Grantee 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 29th day of **August, 2018**.

Kenneth J. Lyons Jr.
KENNETH J. LYONS, JR.

Barbara B. Lyons
BARBARA B. LYONS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, KENNETH J. LYONS, JR. AND BARBARA B. LYONS, 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 29th day of **August, 2018**.

Hunter B. Thrasher
NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

State of Tennessee, Davidson County:

The actual consideration or value, whichever is greater, for this transfer is $ 717,500.00 .

AFFIANT

Sworn to and subscribed to before me this 29th day of **August, 2018**.

NOTARY PUBLIC

My commission expires: 7/6/20

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