Karen Y Johnson Davidson County
Batch# 153708 DEEDWARR
10/24/2018 10:26:33 AM 2 pgs
Fees: $13.00 Taxes: $3,589.00
20181024-0105307

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203

File No. 1-18-3034

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $970,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF October, 2018

Notary Public

MY COMMISSION EXPIRES: 4-28-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Lyons and Lindsay Lyons	Joel Lyons & Lindsay Lyons	
(NAME)	(NAME)	
P.O.B 120024	P.O.B 120024	104090M00200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Carolyn N Killen, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Joel Lyons and Lindsay Lyons**, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 2 of The Craighead, a Condominium as established in Master Deed establishing The Craighead, a condominium, of record in Book 11394, Page 215, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20000721-0072243, Instrument No. 20021011-0125510 and Instrument No. 20170623-0063416, Register's Office for Davidson County, Tennessee, and shown on the plan attached as Exhibit "B" to said Master Deed, all to which reference is hereby made for a more complete description.

Being the same property conveyed to William D. Killen and wife, Carolyn N. Killen by Special Warranty Deed from SunTrust Bank, Nashville, N.A., Executor of the Estate of Frances B. Corzine, deceased, of record in Instrument No. 20030902-0126974, Register's Office for Davidson County, Tennessee, dated August 27, 2003 and recorded on September 02, 2003. The said William D. Killen died November 1, 2006, leaving his wife, Carolyn N. Killen, as the surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 3631 West End Ave Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 19th day of October, 2018.

Carolyn N Killen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Carolyn N Killen** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of October, 2018.

Notary Public

My Commission Expires: 7.5.2021

