Karen Y Johnson Davidson County
Batch# 170809 DEEDWARR
12/05/2018 02:25:03 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20181205-0118689

Name and Address of New Owner:
Michael J. Atwood and Sara C. Atwood
6573 Rolling Fork Dr.
Nashville, TN 37205

Send Tax Bills To:
new owners

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 129-05-0-040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeremy Lyons and Anna Lyons, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael J. Atwood and Sara C. Atwood, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 911 on the Plan of West Meade Farms, Inc., Section XI, of record in Book 2331, pages 102 and 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jeremy Lyons and Anna Lyons, husband and wife, by Warranty Deed from Kristi Reid, unmarried, of record in Instrument No. 20171201-0122745, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF WEST MEADE FARMS, INC., SECTION XI, OF RECORD IN BOOK 2331, PAGES 102 AND 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

This is improved property known as 6573 Rolling Fork Dr., Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-AVE-186573

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of December, 2018.

_____ (SEAL)
Jeremy Lyons

_____ (SEAL)
Anna Lyons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2018, before me personally appeared Jeremy Lyons and Anna Lyons, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 3rd day of December, 2018.

_____
Notary Signature
My commission expires: 3/8/21

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $625,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
3rd day of December, 2018.

_____
Notary Public
My commission expires: 3/8/21
File No. 2018-70

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY