THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520498

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,625,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of May, 2019.

Notary Public
My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 237509 DEEDWARR
06/03/2019 08:58:14 AM 2 pgs
Fees: $13.00 Taxes: $6,012.50

20190603-0052241

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Poole 4025 Wallace Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 116-16-0-128.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathan W. Lyons and Lauren Lyons, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Christopher Poole and Amy Poole, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 54, as shown on the map entitled Part 1 - Wallace Subdivision, of record in Plat Book 1424, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THOMAS WAYNE LYONS and wife, DEBRA ANN LYONS, by deed from ANDREA D. CHAN, of record in Instrument No. 20130412-0036544, dated April 3, 2013, said Register's Office.

Further being the same property conveyed to Nathan W. Lyons and wife, Lauren Lyons by Quitclaim Deed from Thomas Wayne Lyons and Debra Ann Lyons, of record in Instrument No. 20190603-0052240, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 116-16-0-128.00.

Matters shown on the Plan of record in Plat Book 1424, page 16, said Register's Office.

This is improved property located at 4025 Wallace Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2019.

Nathan W. Lyons

Lauren Lyons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathan W. Lyons and Lauren Lyons, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022