Name and Address of New Owner:
Eric G. Lyons and Lisa A. Greene
111 Gaile Drive
Old Hickory, TN 37138

Send Tax Bills To:
Eric G. Lyons and Lisa A. Greene
111 Gaile Drive
Old Hickory, TN 37138

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 06304006800

Karen Johnson Davidson County
Batch# 243283 DEEDWARR
06/14/2019 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20190614-0057158

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, **Bryant Edwards, unmarried and Ronda Duke, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric G. Lyons and Lisa A. Greene, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Polly Acres, City of Lakewood, Davidson County, Tennessee, as of record in Book 3700, Page 57 and in Book 3700, Page 90, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 4 fronts 90 feet on the easterly side of Gail Lane and runs back between lines, 199.81 feet on the northerly line and 199.81 feet on the southerly line to a dead line in the rear upon which is measured 90 feet.

Being the same property conveyed to Bryant Edwards, unmarried and Ronda Duke, unmarried by Warranty Deed from A. Roland Dugger dated November 9th 2005 and recorded November 10th 2005 in Instrument No. 20051110-0136222, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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

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 7th day of June, 2019.

_____ (SEAL)
Bryant Edwards

_____ (SEAL)
Ronda Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of June, 2019, before me personally appeared Bryant Edwards and Ronda Duke, to me known 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's (or persons') free act and deed.

Witness my hand, at office, this 7th day of June, 2019.

_____
Notary Signature
My commission expires:

GREGORY A. LETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

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 **$230,000.00**, 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
7th day of June, 2019.

_____
Notary Public
My commission expires: 11/5/2021
File No. 19-301

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212