This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson Davidson County
Batch# 245335 DEEDWARR
06/19/2019 10:52:19 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20190619-0058998

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of June, 2019.

Notary Public
My commission expires: 1/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
ROBERT B. LYONS III 229 Leonard Ave. Nashville, TN 37205	NEW OWNER	105-16-0266.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN J. CZERNOCZKY, MARRIED,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **ROBERT B. LYONS III AND WIFE, MELISSA L. LYONS,** hereinafter called the Grantees, their successors 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 LOT NO. 16 ON THE PLAN OF CORINNE PLACE RESUBDIVISION OF LOT NOS. 137 AND 158, AS OF RECORD IN BOOK 3700, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF DUNN AVENUE AT THE CORNER OF LOT NOS. 15 AND 16; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTERLY 157.74 FEET TO THE EASTERLY RIGHT OF WAY OF THE TENNESSEE CENTRAL RAILROAD; THENCE WITH THE SAME, NORTHERLY 89.93 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH THE SAME, EASTERLY 124.18 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 20 FEET, SOUTHEASTERLY 29.08 FEET TO THE WESTERLY MARGIN OF DUNN AVENUE; THENCE WITH SAME SOUTHERLY 54.02 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN J. CZERNOCZKY, A SINGLE PERSON, BY ERIC L. SOX DATED OCTOBER 25, 2005, OF RECORD IN INSTRUMENT NO. 20051031-0131251, DAVIDSON COUNTY REGISTER OF DEEDS.

THE SUBJECT PROPERTY IS NOT, NOR HAS EVER BEEN, THE PRINCIPAL OR MARITAL RESIDENCE OF THE GRANTOR.

This property is improved property known as 2204 DUNN AVENUE, NASHVILLE, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 June, 2019.

JOHN J. CZERNOCZKY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JOHN J. CZERNOCZKY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 19th day of JUNE, 2019.

Notary Public

My Commission expires: 11/08/22

BRIAN PAYNE
(SEAL)
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON