WARRANTY DEED

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

J-KW-19-4002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chesnut Infill, GP	**New Owner**	
(NAME)	(NAME)	**116-16-0-140.00**
1745 Gary Lane		
(ADDRESS)	(ADDRESS)	
Hopkinsville, KY 42240		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW LYON AND CHARLES A. LYON, JR.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHESNUT INFILL, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 5 on the Plan of Donna Heights, as of record in Book 2083, Page 17, Register's Office, Davidson County, Tennessee.

Said Lot No. 5 fronts 95 feet on the East side of Vail Avenue, and runs back 535.8 feet on the North line and 541.7 feet on the South line, to a dead line in the rear on which it measures 95.1 feet.

Being the same property conveyed by Affidavit of Heirship in Instrument No. 20160107-0001726 (self serving) and Warranty Deed to Charles A. Lyon and wife, Elma Adine F. Lyon from William T. Priest and wife, Sara M. Priest, as recorded on the 26th day of May, 1960 in Deed Book 3072, Page 451, in the Register?s Office of Davidson County, Tennessee.
The said Charles A. Lyon having since died on April 16, 2008 leaving Adine F. Lyon as the surviving tenant by the entirety.
The said Adine F. Lyon having since died intestate on December 5, 2015 leaving Andrew Lyon and Charles A. Lyon, Jr. as her Heirs-at-Law as noted in Affidavit's of Heirship of record in Instrument No.
_____ & _
Register's Office for Davidson County, Tennessee. ** 201906180058532 and 201906180058533

**Said property is not the primary residence of either Grantor.

This conveyance is subject to:
• County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plan of Donna Heights, as recorded in Book 2083, Page 17, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4002 Wallace Ln, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 245847 **DEEDWARR**
06/20/2019 08:18:00 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20190620-0059302

Witness my/our hand(s) this the 4 DAY OF JUNE, 2019.

Andrew Lyon

Charles A. Lyon, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW LYON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES A. LYON, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212