Karen Johnson Davidson County
Batch# 254072 DEEDWARR
07/09/2019 11:36:36 AM 2 pgs
Fees: $13.00 Taxes: $953.68
20190709-0066733

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin E. & Misty D. Mayo 3475 Binkley Rd. Joelton, TN 37080	CMG Mortgage 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	014160-005.00

THIS INDENTURE, made this 8th day of July, 2019 between

Larry D. Lyons, unmarried

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Kevin E. Mayo and Misty D. Mayo, husband and wife

of Cheatham County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 5 on the Plan of Feltswood, Section 1, of record in Plat Book 3700, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete dsscription of the property.

Said Lot No. 5 fronts 180 feet on the southerly side of Binkley Road and extends back 275 feet on the westerly line and 230 feet on the easterly line to a broken line in the rear measuring 178.46 feet thereon.

Being the same property conveyed to Larry D. Lyons, unmarried by Warranty Deed dated 1/17/2019 from Shirley K. Huffines, unmarried of record in Instrument No. 20190122-0005796, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3475 Binkley Rd., Joelton, TN 37080.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2019 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Larry D. Lyons

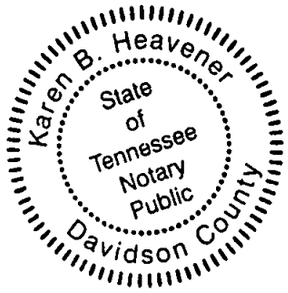
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Larry D. Lyons, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 8th day of July, 2019.

Karen B. Heavener

Notary Public
My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $257,750.00.

Affiant

Sworn to and subscribed before me, this 8th day of July, 2019.

Karen B. Heavener

Notary Public
My Commission Expires: 7/8/19

