This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5423

Karen Johnson Davidson County
Batch# 307894 DEEDWARR
10/29/2019 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20191029-0110950

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 29th day of October, 2019.

Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Larry Lyons P.O. Box 969 Goodlettsville, TN 37070	Same as owner	041-11-0-063.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sharon Tilley, single**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Larry D. Lyons, unmarried**, hereinafter called the Grantee(s), his heirs 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. 327 on the Plan of Section A, Bellshire Estates of record in Plat Book 2331, Page 115 and 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Stilton Drive, the common corner of Lot Nos. 327 and 381; thence Northerly with the line between said two lots 238.2 feet to the common corner of Lot Nos. 327, 329 and 381; thence Westerly with the line between said Lot Nos. 327 and 329, 243 feet to a point in the Easterly margin of Sussex Drive; thence Southerly with the margin of the same 151.7 feet to the beginning of a curve; thence around said curve in a Southeasterly direction 35.8 feet to a point in the Northerly margin of said Stilton Drive; thence Easterly with the margin of the same 152.2 feet to the point of beginning.

Being the same property conveyed to Sharon Tilley, single by Warranty deed from Vera Smith Walker, unmarried of record in Instrument No. 20070709-0081423, Scrivener' s Affidavit Recorded on July 31, 2017 in Instrument No. 20070731-0090596 Register's Office for Davidson County, Tennessee, dated June 25, 2007 and recorded on July 09, 2007.

This is ☒ improved or ☐ unimproved property located at: **3953 Stilton Drive, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the seller paying their prorated share thereof to the buyer who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 and assigns forever; and we do

covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 29th day of October, 2019.

Sharon Tilley

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sharon Tilley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of October, 2019.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

