Karen Johnson Davidson County
Batch# 340055 DEEDWARR
01/07/2020 03:13:56 PM 2 pgs
Fees: $13.00 Taxes: $1,302.40
20200107-0002285

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/3/23
(AFFIX SEAL)

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 131 Donelson Pike, Nashville, TN 37214

File No.: NAS0060-19

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Garrett Lyon and Audrey Lyon, husband and wife	Garrett Lyon and Audrey Lyon, husband and wife	073-05-0-198.00
(NAME) 2511 Sandy Drive	(NAME) 2511 Sandy Drive	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty-Two Thousand And No/100 Dollars ($352,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, DIANA P. MCBRIDE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARRETT LYON AND AUDREY LYON, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

WILLIAM ELIZABETH

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Gibson Heights of record in Plat Book 1835, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 10 fronts 75 feet on the westerly side of Sandy Drive and extends back between parallel lined 150 feet to a dead line in the rear.

Being the same property conveyed to Daniel Wayne McBride and wife, Diana P. McBride by Warranty deed from Stephen L. Abell, Sr. and Tonya M. King of record in Book 9126, page 744, Register's Office for Davidson County, Tennessee, dated October 22, 1993 and recorded on October 26, 1993. (Value or consideration shown in aforementioned deed $60,000.00.).

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 1835, PAGE 133, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VAES19-2271

Being the same property conveyed to Diana P. McBride by Quitclaim deed from Daniel Wayne McBride of record in Instrument No. 20020222-0023164 Register's Office for Davidson County, Tennessee, dated February 22, 2001 and recorded on February 22, 2002. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 2511 Sandy Drive Nashville, Tennessee 37216.

This is
unimproved ☐
improved ☒ property, known as 2511 Sandy Drive, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 16th day of January 2019

Diana P. McBride

State of Tennesse

County of Davidson

On this 6th day of Jan, 2020, before me personally appeared Diana P. McBride, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 7/3/23

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023