Karen Johnson Davidson County
Batch# 377023 DEEDWARR
03/25/2020 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20200325-0032211

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0444

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-6382

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of March, 2020

Notary Public

Commission Expires:

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chandelier Development, Inc. 100 Bellevue Drive South Nashville, TN 37205	P.O. Box 120024 Nashville, TN 37212	116-14-0-019.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Nancy Elaine Bumpous Atteberry and Elizabeth Porter Bumpous, Co-Representatives of Estate of William Harold Bumpous, Sr.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joel T. Lyons and Lindsay R. Lyons, a married couple

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:

Land in Davidson County, Tennessee, being the westerly part of lot No. 4 on the Map showing Subdivision of Lot Nos. 4 - 5 & 25 in Bransford Realty Co's & Johnson Bransford's Subd. of part of 40 Acre Tract and all of lot 27 and part of 28 in Deer Park Subd. in Belle Meade, as of record in Book 421, Page 134, in the Register's Office for said County, described as follows:

Beginning in the easterly margin of Bellevue Drive at the corner of lots Nos. 3 and 4 in said plan, said point being 100 feet northerly from the intersection of Bellevue Drive and Bellevue Drive South; thence south 61 1/2 deg. east with the line between said lots, 260 feet to the northwest corner of the property conveyed to Mrs. Rebecca L. Overton, by deed of record in Book 911, Page 441, said Register's Office; thence southerly with the westerly line of said Overton property, 140 feet, more or less, to the northerly margin of Bellevue Drive South; thence westerly with same 269 feet to the intersection of said Drive and Bellevue Drive; thence northerly with same 100 feet to the beginning.

Being the same property conveyed to William H. Bumpous by Warranty deed from E. T. Bumpous and wife, Alice S. Bumpous of record in Book 3923, Page 995, Register's Office for Davidson County, Tennessee, dated August 14, 1965 and recorded on August 16, 1965.

Being the same property conveyed to William H. Bumpous and wife, Nancy H. Bumpous by Quitclaim deed from James G. Lackey, III, Trustee from William H. Bumpous of record in Book 6638, page 442, Register's Office for Davidson County, Tennessee, dated August 23, 1985 and recorded on August 26, 1985. The said Nancy H. Bumpous died April 28, 2017, leaving William H. Bumpous as tenant by the entirety. The said William H. Bumpous aka William Harold Bumpous, Sr. died testate on December 21, 2019. His estate being open and active of record in Case No. 20P-46, in the Probate Division of the Circuit County for Davidson County, Tennessee.

Being also known as 100 Bellevue Drive S, Nashville, Tennessee 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 100 Bellevue Drive South, Nashville, TN 37205

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of March, 2020.

Estate of William Harold Bumpous, Sr.

By: Nancy Elaine Bumpous Atteberry
Nancy Elaine Bumpous Atteberry, Co-Representative

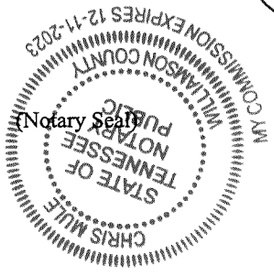
By: Elizabeth Porter Bumpous
Elizabeth Porter Bumpous, Co-Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nancy Elaine Bumpous Atteberry and Elizabeth Porter Bumpous, Co-Representatives of Estate of William Harold Bumpous, Sr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 23rd day of March, 2020.

Notary Public
My Commission Expires: _____



Notary Seal

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: 3-6-2024

