WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203

File No. 1-20-6513

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35412-04-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me this 15th day of May, 2020. Notary Public My Commission Expires: 3-1-2023

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

WARRANTY DEED

Address New Owner: Joel T. Lyons, Lindsay R. Lyons ~~1134 Balbade Drive~~ PO Box 120024 Nashville, TN ~~37215~~ 37212	Send Tax Bills To: NEW OWNERS PO Box 120024 Nashville, TN 37212	Tax Information: Map and Parcel No.: 144 07 0 015 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, 1134 Balbade Drive, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Joel T. Lyons and Lindsay R. Lyons, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1134 Balbade Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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# 404371 DEEDWARR
05/21/2020 02:45:30 PM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20200521-0053149

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of May, 2020.

1134 Balbade Drive, LLC, a Tennessee limited liability company

BY: _____, Sole Member
Timothy M. Petrikin, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy M. Petrikin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of 1134 Balbade Drive, LLC, a Tennessee limited liability company, and that as such Sole Member, he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2020.

_____
Notary Public

My Commission Expires:

10-2-2023

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section Three Chickering Park, as of record in Plat Book 2663, pages 90 and 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to 1134 Balbade Drive, LLC, a Tennessee limited liability company, by deed dated June 2, 2017 from Joseph C. Davis, LLC, a Tennessee limited liability company, of record in Instrument No. 20170609-0057879, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 144 07 0 015 00.
2. Restrictive Covenants contained in an instrument of record in Book 2811, page 88, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2663, pages 90 and 91, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6380, page 288, Register's Office for Davidson County, Tennessee.

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

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM