WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/10/01 10:31 2pgs
Fees:13.00 Taxes:562.40

20011010-0110310

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2001.

CHARLES R. BOARD NOTARY PUBLIC Public AT LARGE HAMILTON COUNTY, TENN.

MY COMMISSION EXPIRES: . (AFFIX SEAL)

MY COMMISSION EXPIRES: 02-08-03

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Lanius	GMAC Mortgage Corporation	22-2-69
(NAME) 205 Baylee Mika Place	(NAME) 1801 West End Avenue	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Nashville Tennessee 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, John Davis Construction, LLC , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Lanius and Janis M. Lanius , 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:

Being Lot No. 20, Section Five on the Plan of Chase Pointe, as of record in Instrument No. 200001100003085, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Davis Construction, LLC, a Tennessee Limited Liability Company by deed from Chase Pointe Properties, LLC of record in Instrument No. 20010416-0037007, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 205 Baylee Mika Place, Joelton, TN 37080

(House Number) (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 28th day of September, 2001.

John Davis Construction, LLC

By: 9/28/01

Attest:

STATE of Tennessee
COUNTY of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ~~James M. Davis~~ John Davis Construction with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge _____ to be a partner of John Davis Construction, LLC, the within named bargainer, a Limited Liability Company, and that _____ as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by _____ as _____.

Witness my hand and official seal this 9/28/2001 day of _____

My Commission Expires _____ Notary Public

CARL R. DILLARD NOTARY PUBLIC AT LARGE HAMILTON COUNTY TENN.
MY COMMISSION EXPIRES: 02-08-03

File Number2109147
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027