WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/01 13:54 2pgs
Fees:13.00 Taxes:185.00

20011231-0145075

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

VIRGINIA ASHLEY
Notary Public Rutherford Co., TN
My Comm. Expires April 18, 2005

RUTHERFORD COUNTY TENN. NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Lanning	Robert E. Lanning	Map 175
(NAME) 4119 Murfreesboro Pike	(NAME) 1414 W Northfield Blvd	parcel 85
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro TN 37129	
(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, Paul C. Waldron , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Lanning and Wife, Cheryle W. Lanning, and Jonathan A. Lanning, unmarried , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN [redacted] COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: Davidson

A tract of land in the 2nd, formerly 3rd , Civil District of said County, being part of Lot No 4 on the plan of the Lands of J. F. Hibbett, deceased, not of record, and more particularly described as follows: Beginning at a point in the southwesterly margin of the Murfreesboro Pike, at the northeast corner of the property conveyed to G.C. Mudd and wife, by deed from Mrs. Nora Lee Hibbett, of record in Book 1235, page 216, Register's Office for said County; thence along Mudd's line, south 39 deg. West 24.18 poles; thence south 54 ½ deg. East 213 feet 7 inches to a stake; thence northeasterly 456 feet to the margin of Murfreesboro Pike; thence with the margin of the same, north 47 deg. West 171 feet to the beginning , containing 2 acres, more or less.

Being the same property conveyed to Paul C. Waldron by deed from W. L. Singleton and wife, Emma Lou Singleton of record in Deed Book 2027, page 184, Register's Office for said County.

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

Right - of - Way Easement as shown of record in Deed Book 2905, page 421, Register's Office for said County.

Betty Waldron joins in this conveyance to convey any and all rights she may have in this property.

unimproved ☒

This is improved ☐ property, known as 4119 Murfreesboro Pike, Antioch, TN 37013

(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 my/our hand(s) this 17th day of October, 2001.

Paul C Waldron
Paul C. Waldron

Betty Waldron
Betty Waldron

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Paul C. Waldron the bargainor__, with whom I am personally acquainted, proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10-25-01

My Commission Expire: VIRGINIA ASHLEY Notary Public, Rutherford Co., TN My Comm. Expires April 18, 2005

Virginia Ashley

File Number2106020

RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167