WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland C. Chilton	Same as new owner	155-10-0-A/93.00CO
(NAME)	(NAME)	
8448 Indian Hills Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/19/06 09:51 2 pgs
Fees:13.00 Taxes:906.50
20060119-0007056

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, **Bradley S. Lancaster and wife, Lisa B. Lancaster**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **L. Clark Chilton and wife, Virginia Chilton**, 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 unit No. 36 on the plan of McCrory Trace Estates of record in Plat Book 6900, page 720-723 Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Bradley S. Lancaster and wife Lisa B. Lancaster from Construction Associates Inc. by Deed dated March 28th, 1991 and filed for record in Book 8324, page 72 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing in the plan of record in Plat Book 6900, page 720-723 Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines if any easements and rights of way for public utilities.

The 2006 County Taxes have been prorated and assumed by the Grantees.
Subject to any and all Homeowners Association Assessments and dues that may become due after January 13, 2006.

unimproved ☐

This is improved ☒ property, known as 8448 Indian Hills Dr., Nashville, TN 37221
(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 13th day of January, 2006.

Bradley S Lancaster by Lisa B Lancaster his attorney in fact

Bradley S. Lancaster, by Lisa B. Lancaster, his attorney in fact

Lisa B Lancaster

Lisa B. Lancaster

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and state, the within named Lisa B. Lancaster the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of January, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 13 day of January, 2006, before me personally appeared Lisa B. Lancaster, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bradley S. Lancaster, and who acknowledged that she executed the same as the free act and deed of the said Bradley S. Lancaster by virtue of that Power of Attorney, duly executed by the said Bradley S. Lancaster and appearing of record in Book as Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

*20060119-0007055

Witness my hand and official seal at Nashville, Tennessee this 13th day of January, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public