WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/27/06 09:58 2 pgs
Fees:13.00 Taxes:1258.00
20060327-0034328

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE EXP. 3/21/09 DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Hartline Jr.	First Horizon Home Loan Corporation	Map 117-4
(NAME)	(NAME)	
1909 Cedar Lane	4000 Horizon Way	Parcel 312
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Irving, TX 75063	
(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, **CHRISTINE A. SMITH FANCHER AND HUSBAND, GABRIEL FANCHER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT A. HARTLINE JR. AND WIFE, RACHAEL L. HARTLINE,** 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 the 7th, formerly the 10th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of A. B. Montgomery Lands, of record in Plan Book 1, page 22, Chancery Court for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Ellenway or Cedar Lane 76 feet east of the southeast intersection of said Lane and an unnamed 50 foot street; thence, easterly along the southerly margin of Cedar Lane 80 feet to the northwest corner of land conveyed to E. M. Hillspaugh and wife, by deed from A. G. Norris and wife, of record in Book 1115, page 75, Register's Office for Davidson County, Tennessee; thence southerly along Hillspaugh's westerly line 160 feet to the north line of a 15 foot alley; thence, with the margin of same westerly 80 feet to a point 88.5 feet east of the northeast intersection of said alley and said 50-foot unnamed street; thence, northerly 160 feet to the point of beginning.

Being the same property conveyed to Christine A. Smith, unmarried, by deed dated December 13, 2001 from Donald Metzger and Karen Metzger, both unmarried, of record in Instrument #20011218-0139626, said Register's Office.

Gabriel Fancher joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1, page 22, Chancery Court for Davidson County, Tennessee; and (c) easement of record in Book 1079, page 555, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1909 Cedar Lane, Nashville, TN 37212
(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 hand this 24th day of March, 2006.

Christine A. Smith Fancher

Gabriel Fancher

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 Christine A. Smith Fancher and Gabriel Fancher, the bargainor, 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 Nashville, Tennessee this 24th day of March, 2006.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public