WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/06 12:13 2 pgs
Fees:13.00 Taxes:481.00

20060331-0036642

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: November 24, 2007.
(AFFIX SEAL)

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/24/2007

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Allen Tanksley	Countrywide Home Loans, Inc.	95-12-0/1114.00
(NAME) 2702 Lakeland Dr	(NAME) 3011 Armory Drive, Ste. 120	
(ADDRESS) Nashville, Tn 37214	(ADDRESS) Nashville, TN 37204	
(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, **Denise Landry, n/k/a Denise Lane, and Larry F. Lane Jr,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chris Allen Tanksley, an unmarried man,** 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:

Property located at: 2702 Lakeland Dr. Davidson County, Nashville Tn 37214

Land in Davidson County, Tennessee being Lot No. 35 on the Plan of Marinwood Heights of record in Book 2133, page 63, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Denise Landry and Larry F. Lane Jr. by Warranty Deed from Michael Hopper dated February 17, 2004 and filed for record as Instrument No. 20040223-0019997, Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 2133, page 63, Register's Office for Davidson County, Tennessee.

Subject to Easement of record in Book 1280, page 245, and Book 1174, page 366, Register's Office for Davidson County, Tennessee.

The 2006 County Taxes have been prorated between the parties.

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

unimproved ☐

This is improved ☒ property, known as 2702 Lakeland Dr, Nashville, TN 37214
(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 30th day of March, 2006.

Denise Landry n/k/a Denise Lane

Larry F. Lane Jr.

FILE BOX 45

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 Denise Lane and Larry F. Lane Jr. the Bargainor (s), 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 30th day of March, 2006.

Commission expires: November 24, 2007



Tabatha Edwards

Tabatha Edwards Notary Public