Davidson County DEEDWARR
Recvd: 07/11/07 10:28 2 pgs
Fees:13.00 Taxes:484.70

20070711-0082527

File No. 270601225

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-28-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Houston Nevans	James Houston Nevans	Map 062-02-0A-220.0
(NAME)	(NAME)	
410 Five Oaks Blvd.	Same	
(ADDRESS)	(ADDRESS)	
Lebanon, Tn. 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Cassandra Tousley Lancaster and husband John Lancaster, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Houston Nevans, unmarried HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 343 on the Plan of River Trace Estates, Phase 1, Section 3, as of record in Plat Book 6900, Page 615, 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 Cassandra Tousley by deed from Ricardo Herrera and wife, Sharon Herrera of record in Deed Book 11260, page 483, Register's Office for said County. Cassandra Tousley having since married and is now known as Cassandra Lancaster.

John Lancaster joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2752 Riverbend Drive, 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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 hands this 6th day of July, 2007.

Cassandra Tousley Lancaster by atty in fact Glenda Bramblett

Cassandra Tousley Lancaster

John Lancaster by atty in fact Glenda Bramblett

John Lancaster

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Glenda Bramblett, 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 Cassandra Tousley Lancaster and John Lancaster, as their Attorney In Fact, under Power of Attorney bearing Inst. No. 20070711008252G, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Cassandra Tousley Lancaster and John Lancaster, under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 7/6/2007.

My Commission Expires:
5-14-2011

Notary Public

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

File Number: 270601225

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122