WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/08 10:23 3 pgs
Fees:18.00 Taxes:1050.80

20080505-0045818

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-14-2011

(AFFIX SEAL)

SHARON L. RINEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hood Company, LLC	Hood Company, LLC	115-04-040.00
(NAME)	(NAME)	
6884 River Ridge Drive	6884 River Ridge Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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,

Wanda A. Lancaster and husband, Robert C. Lancaster,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hood Company, LLC,

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 Davidson County, Tennessee, being Lot No. 85 on the Plan of Brook Meade, Section IV Subdivision, as of record in Book 2133, Page 93, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wanda A. Lancaster and husband, Robert C. Lancaster by deed dated March 12, 1998 from Rodman Davenport and wife, Mary Jo Davenport of record in Book 10853, Page 786, in the Register's Office for Davidson County, Tennessee. This instrument is executed pursuant to a Power of Attorney, of record in Instrument No. 20080505-0045817. The affidavit of said Attorney in Fact is attached as Exhibit A to this instrument and incorporated herein by reference.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 730 Bresslyn Road, Nashville, TN 37205

(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 April, 2008.

Wanda A. Lancaster by Robert C. Lancaster, Attorney-in-fact

Robert C. Lancaster

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 30th day of April, 2008, before me, the undersigned, a Notary Public in and for the State and County aforesaid, Robert C. Lancaster, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Wanda A. Lancaster, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Wanda A. Lancaster.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of April, 2008.

Commission expires: 5-14-2011



Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 30th day of April, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared Robert C. Lancaster, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledge that he executed the same for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of April, 2008.

Commission expires: 5-14-2011



Notary Public

Prepared by: Riney Title & Escrow, LLC, 7003 Chadwick Dr., Ste. 227, Brentwood, TN 37027

"Exhibit A"

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Robert C. Lancaster, who made oath as follows:

1. That by appointments dated April 29, 2008, which are recorded in the Register's Office for ~~Williamson~~ Davidson County, Tennessee, Robert C. Lancaster was appointed as attorney-in-fact for Wanda A. Lancaster ("Principal") for the purposes set out therein.

2. That the said Principals are alive at the time of the execution of the Warranty Deed, Deed of Correction and/or Security Instrument or any other loan documents in their behalf to which this affidavit is attached, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 30th day of April, 2008.

Robert C. Lancaster

Robert C. Lancaster

STATE OF TENNESSEE
WILLIAMSON COUNTY

On this 30th day of April, 2008, before me personally appeared Robert C. Lancaster, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal this 30th day of April, 2008.

Sharon L. Riney

Notary Public

My commission expires: 5-14-2011

SHARON L. RINEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY