WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/08 09:26 2 pgs
Fees:13.00 Taxes:339.48
20080909-0092033

GRANT B. STOCKTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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
Lance R. Arnaud	Same	106-15-004.00
(NAME)	(NAME)	
1982 Lavernge Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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,

Alton Lincoln and wife, Peggy Ray Lincoln and Alton Ray Lincoln, married,

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

Lance R. Arnaud, 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:

Being Lot No. 84 on the Plan of Raymond Heights, as of record in Plat Book 1424, page 141, 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 Lester R. Burklow and wife, Eula T. Burklow, for and during their joint lives and to the survivor of the said Lester R. Burklow and Eula T. Burklow during his or her life, with remainder to Peggy Ray Lincoln by deed from Alton Lincoln and wife, Peggy Ray Lincoln, dated July 18, 1964 of record in Book 3792, Page 405, Register's Office for Davidson County, Tennessee. The said Lester R. Burklow and Eula T. Burklow both having since died. Affidavit of Heirship of record in Instrument No. 20070412-0043781, Register's Office for said County.
Said property being further conveyed to Alton Lincoln and wife, Peggy Ray Lincoln and Alton Ray Lincoln, married, as joint tenants with right of survivorship by deed from Peggy Ray Lincoln, dated April 11, 2007 of record in Instrument 20070412-0043782, Register's Office for said County.

Upon oath, Alton Ray Lincoln does hereby warrant, covenant and certify that the aforedescribed real property is not his homestead as defined by Statue.

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 1982 Lavergne Court, Nashville, TN 37210

(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 8th day of September, 2008.

Alton Ray Lincoln

Alton Lincoln

Peggy Ray Lincoln

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 8th day of September, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared Alton Lincoln and wife, Peggy Ray Lincoln, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of September, 2008.

Commission expires: 5/28/2012

Notary Public

LEILA F SCHMEISSER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 8th day of September, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared Alton Ray Lincoln, married, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of September, 2008.

Commission expires: 5/28/2012

Notary Public

LEILA F SCHMEISSER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN