Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard W. Lanius and Helen Lanius	New Owners	02504011100
106 Jones Lane		
Goodlettsville, TN 37072		

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1529 Hunt Club Blvd, Suite 300
Gallatin, Tennessee 37066

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Richard W. Lanius
Affiant

Davidson County DEEDWARR
Recvd: 10/09/08 09:32 2 pgs
Fees:13.00 Taxes:1850.00
20081009-0102351

Subscribed and sworn to before me, this the 7th day of October, 2008.

Tina Hawkins
Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My Commission Expires: 01/30/2012
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Arnold D. Lanius, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Richard W. Lanius and Helen Lanius, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in the 10th Civil District of Davidson County, TN., being described according to a survey by John B. Bates, surveyor, dated 6/24/76, as follows:

Beginning at an iron pin in the westerly margin of Dickerson Pike, said point being the southeasterly corner of the Amoco property; thence with the westerly margin of Dickerson Pike, S. 1 deg. E. 162.0 feet to a point; thence S 89 deg. W. 124.3 ft. to a point; thence S. 00 deg. 30' W. 38.0 ft. to a point; thence S. 84 deg. W. 365.0 © to an iron pin in the easterly margin of the Peay property; thence with Peay's easterly line N. 9 deg. 30' E. 108.5 ft. to an iron pin; thence N. 2 deg. 15' W. 90.0 ft. to an iron pin; thence N. 84 deg. 30' E. 471.0 ft. to the point of beginning.

Being the same property conveyed to Arnold D. Lanius, by Quitclaim Deed from Helen L. Lanius, dated February 9, 1981, recorded May 29, 1981, of record in Book 5750, Page 883, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **223 South Main Street, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **7th** day of **October, 2008.**

Arnold D. Lanius

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Arnold D. Lanius** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and official seal on this the **7th** day of **October, 2008.**

Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My Commission Expires: 01/30/2012