WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120008888 DEEDWARR
Recvd: 02/06/12 11:47 2 pgs
Fees:13.00 Taxes:351.50
20120206-0010472

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Owen Wade Lantz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2012.

Dana Loggins
Notary Public

MY COMMISSION EXPIRES: 8-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Owen Wade Lantz	SAME	09805015300
(NAME)	(NAME)	
4280 Rachel Donelson Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **James B. Wilson Jr and Michelle L. Wilson, Co-Trustees of the James B. Wilson Jr. Revocable Trust dated 4/22/2008**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Owen Wade Lantz and wife, Millie Diane Lantz**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 53A, on the plan of Zone Lot Division of Lots 4, 5, 6 & 53, Hunter's Point Subdivision, of record in Plat Book 6200, Page 173 amending Plat Book 5200, Page 736, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Paul Markahn by Deed from Stephen Timothy Kohanski, dated 12/18/1996 and filed for record on 01/27/1997 in Book 10330, Page 354, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James B. Wilson Jr. and Michelle L. Wilson, Co-Trustees of James B. Wilson Revocable Trust dated 4/22/2008 by Deed from James Roberts, married, dated 07/01/2010 and filed for record on 07/14/2010 in Instrument 201007140055197, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 736, Plat Book 6200, Page 173, said Register's Office.
Restrictions of record in Book 3814, Page 592, said Register's Office.

Restrictions of record in Book 3897, Page 925, said Register's Office.

Restrictions of record in Book 6279, Page 741, said Register's Office.

Transmission Line Easement of record in Book 1255, Page 347, said Register's Office.

Charter of record in Book 6256, Page 293, said Register's Office.

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 5109 Hunters Point Lane, Hermitage, TN 37076
(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), their heirs and/or 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), their heirs and/or 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 2nd day of Feb, 2012

James B. Wilson Jr., Co-Trustee
By: Mickey Manis, His Attorney in Fact

James B. Wilson Jr.
Co-Trustee of the James B. Wilson, Jr. Revocable Trust Dated 4/22/2008, By: Mickey Manis His Attorney in Fact

Michelle L. Wilson, Co-Trustee
By: Mickey Manis, Her Attorney in Fact

Michelle L. Wilson
Co-Trustee of the James B. Wilson Jr. Revocable Trust dated 4/22/2008 By: Mickey Manis Her Attorney in Fact

State of TN
County of WILSON

On this 2nd day of February, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mickey Manis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of James B. Wilson Jr. Co-Trustee of the James B. Wilson Jr. Revocable Trust dated 4/22/2008, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 201007140055196, Register's Office of Davidson County, Tennessee.

Witness My hand and Official seal this 2nd day of February, 2012.

Dana Loggins
Notary Public
Commission Expires: 8-3-15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

State of TN
County of WILSON

On this 2nd day of February, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mickey Manis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Michelle L. Wilson. Co-Trustee of the James B. Wilson Jr. Revocable Trust dated 4/22/2008, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 201007140055195, Register's Office of Davidson County, Tennessee.

Witness My hand and Official seal this 2nd day of February, 2012.

Dana Loggins
Notary Public
Commission Expires: 8-3-15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Return To:
Stewart Title, 13026 Lebanon Road, Mt. Juliet, TN 37122

File No.: 01288-6829
SMG TN Warranty Deed