WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120022175 DEEDWARR
Recvd: 03/27/12 12:43 2 pgs
Fees:13.00 Taxes:449.55
20120327-0025981

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of **March, 2012.**

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 5, 2013

(AFFIX SEAL) CHRIS CANTRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia M. Reno	SunTrust Mtg	08608003500
(NAME)	(NAME)	
716 Woodbrier Court	901 Semmes Ave RVW5023	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37075	Richmond VA 23224	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Phillip M. Lankford and wife, Corie Lankford**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Alicia M. Reno, unmarried**, hereinafter called the Grantee, her 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. 201 on the Plan of Jackson's Retreat, Phase V-A, as of record in Plat Book 6250, page 309, 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 Phillip M. Lankford and Corie Lankford, husband and wife, by Warranty Deed from Charles S. Mitchell, Jr., unmarried, dated January 31, 2007 and filed on February 7, 2007 in Instrument Number 20070207-0015978, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 716 Woodbrier Court, Hermitage, TN 37075

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, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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 **23rd** day of **March, 2012.**

Phillip M. Lankford

Phillip M. Lankford

Corie Lankford

Corie Lankford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Phillip M. Lankford and wife, Corie Lankford**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **23rd** day of **March, 2012**.

Dawn D. Chase

Notary Public

My commission expires:
3/18/14

