

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Angela Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: ~~March 8, 2013~~ 5/20/14

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen R. Jones	Regions Bank of Nolensville	086040A16800CO
(NAME)	(NAME)	
8413 Danbrook Dr.	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Birmingham, AL 35244	
(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,

HUGH ROSS LUCAS AND WIFE, NATALIE WILBANKS LUCAS,

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

KAREN R. JONES,

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. 298 on the Final Plat of Burkitt Place, Phase 2E, of record in Instrument No. 20070806-0093146, amended in Instrument No. 20080919-0095822, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Hugh Ross Lucas and wife, Natalie Wilbanks Lucas by deed from Brookhaven Development, LLC, a Tennessee limited liability company dated 2/27/2009 filed of record 3/4/2009 in Instrument No. 20090304-0019257, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 8413 Danbrook Dr., Nolensville, TN 37135

(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 my/our hand(s) this 30th day of April, 2012.

Hugh Ross Lucas by his attorney in fact
Hugh Ross Lucas, by his attorney in fact Natalie Wilbanks Lucas

Natalie Wilbanks Lucas
Natalie Wilbanks Lucas

Davidson County DEEDWARR
Recvd: 05/04/12 16:32 3 pgs
Fees:18.00 Taxes:913.90
20120504-0038876

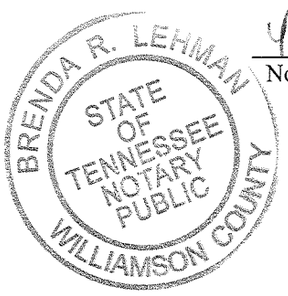
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Natalie Wilbanks Lucas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 30th day of April, 2012

Commission expires: March 8, 2015



Brenda R Lehman

Notary Public

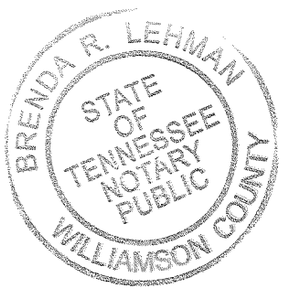
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public of said State and County aforesaid personally appeared Natalie Wilbanks Lucas, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Hugh Ross Lucas, as his lawful Attorney-In-Fact, and that she executed same as the free act and deed of the said Hugh Ross Lucas as his lawful Attorney-In-Fact.

Witness my hand and official seal at on this 30th day of April, 2012

Commission expires: March 8, 2015



Brenda R Lehman

Notary Public

RE: 8413 Danbrook Drive, Nolensville, TN 37135

Map & Parcel: 086040A16800CO

Certificate of Authenticity

I, Kim Hollingshead *, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.*

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Angela G. Batson*, a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Angela G. Batson

Notary's Signature

My Commission Expires: 1-6-2014

Notary's Seal (If on paper)

