return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20120046245 DEEDWARR
Recvd: 06/22/12 10:28 2 pgs
Fees: 13.00 Taxes: 780.70

20120622-0054845

File No.: ALW-AV-12-8479

WARRANTY DEED

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/4/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toby K. Lane and Laurel E. Lane	Hometown Lenders	126-15-0-A-342.00
(NAME)	(NAME)	
8479 Beautiful Valley Drive	12935 HWY 231/431N.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Hazel Green, AL 35750	
(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, I/WE, **KIMBERLY J. WOODLEE, NOW KNOWN AS KIMBERLY SHIBAYAMA, A MARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TOBY K. LANE AND WIFE, LAUREL E. LANE**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 42 on the Plan of Boone Trace, Section 8, Phase 2 of record in Instrument Number 20040806-0094780, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy A. Scott and Kimberly J. Woodlee, husband and wife, by Warranty Deed from NVR, Inc, a Virginia Corporation T/A Fox Ridge Homes, dated August 5, 2005, of record in Instrument Number 20050810-0094790, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kimberly J. Woodlee, a single person by Quitclaim Deed from Timothy A. Scott, Married to Kimberly J. Woodlee, dated July 31, 2007, of record in Instrument Number 20070810-0096159, in the Register's Office for Davidson County, Tennessee.

The said Kimberly J. Woodlee married Juris Shibayama, who joins in the execution of this instrument for the purpose of conveying any/all interest he may have in subject property by virtue of their marriage.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8479 Beautiful Valley Drive, Nashville, TN 37221

(House Number) (Street) (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 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 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 25th day of May, 2012.

Kimberly Shibayama

Juris Shibayama

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 25th day of May, 2012.

Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171

Foundation Title & Escrow
204 Antebellum Ln.
Mt. Juliet, TN. 37122