WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Robertson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-24-13

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Lane	David Lane	04203003800
(NAME)	(NAME)	
913 N Graycroft Avenue	913 N Graycroft Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, Natalie A. Black, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Lane, 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. 46 on the Plan of Primrose Acres, of record in Book 2663, page 107, Register's Office for said County.

Said Lot No. 46 fronts 100 feet on the northwesterly side of Graycroft Avenue and extends back 220.5 feet on the northeasterly line and 216.7 feet on the southwesterly line to a dead line measuring 100 feet thereon.

Being the same property conveyed to John Robert Black and wife, Natalie A. Black by deed from Gaines and Gregory Construction Company, Inc. of record in Book 2928, Page 21, Register's Office, Davidson County, Tennessee. The said John Robertson Black now being deceased on March 31, 1996 in Davidson County, Tennessee.

This conveyance is subject to all matters on plan of record in Book 2663, Page 107, said Register's Office.

This conveyance is subject to any and all easements and minimum building setback lines, if any..

unimproved ☐

This is improved ☑ property, known as 913 N Graycroft Avenue, Madison, TN 37115
(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.

BILL GARRETT, Davidson County
Trans:T20120058078 DEEDWARR
Recvd: 08/06/12 14:08 2 pgs
Fees:13.00 Taxes:332.63
20120806-0069861

Witness my hand this 1st day of August, 2012.

Natalie A. Black

Natalie A. Black

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 1st day of August, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Natalie A. Black**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:

5-3-16

Notary Public,