WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carl L. Christian	Same address as new	083-11-0-006.00
(NAME)	(NAME)	
623 Skyview Drive	owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120067214 DEEDWARR
Recvd: 09/07/12 10:43 2 pgs
Fees:13.00 Taxes:721.50
20120907-0081186

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, **Christopher V. Lane and wife, Lesley Lane**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Carl L. Christian and Katherine L. Christian, husband and wife**, 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. 123, on the Plan of Rolling Acres, as shown by plat appearing of record in Plat Book 1130, Page 34, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Christopher V. Lane, an unmarried man, by Warranty Deed dated January 24, 2011, from Fred E. Thomas, a married man, and Wanda Carol Thomas, an unmarried woman and filed for record on January 27, 2011, in Instrument No. 20110127-0007447, Register's Office for Davidson County, Tennessee.

**Leslie Lane, spouse of the above-named Christopher V. Lane, joins in this conveyance to convey any and all interest she may have to said property, including marital interest.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) All matters as set forth on the plat of record in Plat Book 1130, Page 34, 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 623 Skyview Drive, Nashville, TN 37206
(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 31st day of August, 2012.

Christopher V. Lane

Lesley Lane

State of Tennessee
County of Sumner

Personally appeared before me Christopher V. Lane and Lesley Lane, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of August, 2012.

BRENDA HUNTSMAN
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

Notary Public Brenda Huntsman
My Commission Expires: 1/27/15

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066