Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Peggy Christian
1718 Martin Street
Nashville, Tennessee 37203

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20120097126 DEEDWARR
Recvd: 12/19/12 14:23 2 pgs
Fees:13.00 Taxes:804.75
20121219-0117052

SEND TAX BILL TO:
Owner

MAP **105-11**
GROUP
PARCEL **304.00**

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Shirley Lanier, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Peggy Christian and Mark Christian, wife and husband**, 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. 3 on the Plan of Resubdivision of the D.J. and W.T. White Property, of record in Plat Book 4460, page 161, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more compete description.

Being the same property conveyed to Horace Lanier* and wife, Shirley Lanier, unmarried by deed dated April 11, 1975 from James M. Fischer, Jr., Trustee of record in Book 4904, page 300, Register's Office for Davidson County, Tennessee.
*The said Horace Lanier has since died.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **1718 Martin Street, Nashville, Tennessee 37203.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **14th** day of **December, 2012.**

Shirley Lanier

Shirley Lanier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Shirley Lanier, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of December, 2012.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $217,500.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of December, 2012.

Mary Joe Hartz
NOTARY PUBLIC
Exp 5.3.12

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY