WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of January, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
~~1725~~ N. Mt. Juliet Rd., ~~Ste 4~~
Mt. Juliet, TN 37122

2672

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-22-2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bomani Lancaster	Fifth Third Mortgage Company ISAOA	163020C06900CO
(NAME) 1382 Rural Hill Road, Unit 146	(NAME) 5001 Kingsley Drive, MD: 1MOCBQ	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Cincinnati, OH, 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130005246 DEEDWARR
Recvd: 01/18/13 10:24 2 pgs
Fees:13.00 Taxes:277.13

20130118-0006224

For and in 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, I/WE, **Melynda Pankey Dover, and Lonnie Richard Pankey**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Bomani Lancaster, unmarried , 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. 69, Unit No. 146, as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property regime with Private Elements, of record in Instrument Number 20060404-0038533 and amended in Instrument No. 20060419-0045063 and in Instrument Number 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melynda Pankey and Lonnie Richard Pankey by Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, dated November 9, 2007 and filed on November 14, 2007 in Instrument Number 20071114-0133795, Register's Office of Davidson County, Tennessee. Melynda Penkey is now known as Melynda Pankey Dover. The Grantors do hereby warrant, covenant and certify that the subject property is not their homestead as defined by Statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1382 Rural Hill Road, Unit 146, Antioch, TN 37013

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, has 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 our hands this **15th** day of **January, 2013**

Melynda Pankey Dover

Melynda Pankey Dover

Lonnie Richard Pankey by Melynda Pankey Dover Attorney in Fact

Lonnie Richard Pankey by Melynda Pankey Dover Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Melynda Pankey Dover** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **January, 2013**

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-22-2016

Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Melynda Pankey Dover, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Lonnie Richard Pankey, and who acknowledged that she executed the same as the free act and deed of the said Lonnie Richard Pankey, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20130118-0006223, said Register's Office.

Witness my hand and official seal this 15th day of January, 2013.

NOTARY

My Commission Expires: _____

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-22-2016