WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20130013601 DEEDWARR
Recvd: 02/19/13 12:00 3 pgs
Fees:18.00 Taxes:553.15

20130219-0016312

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2013.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
Greater Nashville Title
and Closing Company
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Lance	Wells Fargo Bank, N.A.	06301002600
(NAME)	(NAME)	
4519 Old Clarksville Pike	10401 Deerwood Park Blvd.	
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043	Jacksonville, FL 32256-0505	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jerry Duane Lance, Joy Lance Hudson, Gary Norman Lance, Vicky (Vicki) Dianne (Diann) Lance Henson, Phillip Clayton Lance and Roger Dale Lance as Devisees under the Last Will and Testament of Henry E. Lance, deceased and Don M. Lance, also being an heir-at-law of Henry E. Lance and Jerry Duane Lance also being the Executor of the Estate of Henry E. Lance, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPER LANCE, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in the 11th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 12 on the Map of Nawakwa Hills Annex, being a subdivision of Kennedy and Graves Baine Tract, of record in Plat Book 843, Page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 12 fronts 125.4 feet on the southerly side of Nawakwa Trail and runs back between lines, 1065 feet on the westerly line and 1080.4 feet on the easterly line, to a dead line, measuring 402.4 feet thereon, containing 6.49 acres.

Being the same property conveyed to Henry E. Lance and wife, Pauline Lance by Warranty Deed dated June 2, 1955 from George M. Sanders and wife, Martha N. Sanders of record in Book 2435, Page 553, Register's Office for Davidson County, Tennessee. The said Pauline Lance having since died on April 24, 1998 and the said Henry E. Lance having since died on August 3, 2011. By the Last Will and Testament of Henry E. Lance, Case No. 11D-1265, Probate Court for Davidson County, Tennessee, said property was devised to: Jerry Duane Lance, Joy Lance Hudson, Gary Norman Lance, Vicky Dianne Lance Henson, Phillip Clayton Lance and Roger Dale Lance.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE MATTERS SET FORTH ON THE SUBDIVISION PLAN REFERENCED HEREIN AND FURTHER SUBJECT TO EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE TO METROPOLITAN GOVERMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 6870, PAGE 758, SAID REGISTER'S OFFICE AND ANY RESTRICTIVE COVENANTS FOUND OF RECORD.

unimproved ☐

This is improved ☑ property, known as 605 Nawakwa Trail, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 February, 2013.

STATE OF TENNESSEE

COUNTY OF

Jerry Duane Lance

Joy Lance Hudson

Gary N. Lance
Gary Norman Lance

Vicki Diann Lance Henson
Vicky (Vicki) Dianne (Diann) Lance Henson

By: Lina Joy Lance Henson POA
Lina Joy Lance Hudson

Phillip Clayton Lance
Phillip Clayton Lance

Roger Dale Lance
Roger Dale Lance

Don M. Lance
Don M. Lance

Jerry Duane Lance
Jerry Duane Lance
Executor of the Estate of Henry E. Lance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jerry Duane Lance, Joy Lance Hudson , Gary Norman Lance, Phillip Clayton Lance, Roger Dale Lance and Don M. Lance** as Devisees and/or heirs-at-law under the Last Will and Testament of Henry E. Lance, the within named bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 15th day of February, 2013.

My commission expires: 3/3/2014

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jerry Duane Lance as Executor of the Estate of Henry E. Lance,** the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 15th day of February, 2013.

My commission expires: 3/3/2014

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of February, 2013, before me personally appeared, **Dina Joy Lance Hudson,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Vicki Diann Lance Henson,** and acknowledged that she executed the same as the free act and deed of **Vicki Diann Lance Henson.**

Witness my hand and official seal at office at Madison, Tennessee, this the 15th day of February, 2013.

My commission expires:
3/3/2014

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY