WARRANTY DEED

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **September, 2013**

Notary Public

MY COMMISSION EXPIRES: 6.2815
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucretia Gardner	SAME	183 05 0A 309.00CO
(NAME)	(NAME)	
5541 Craftwood Dr		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Duane Lane, a married person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Lucretia Gardner, unmarried and Everitte McGee, 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. 497, on the Plan of October Woods, Phase 4, Section 7-B, a Planned Unit Development, of record in Instrument# 20000907-0088378, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed Clifton L. Gibson and wife, Lisa K. Gibson by Warranty Deed dated March 29, 2012 from H & J Construction, a Tennessee General Partnership and filed of record in Instrument# 20408-00430030, said Register's Office. Being the same property conveyed to Trustee's Deed, Arnold M. Weiss by deed dated July 10, 2012 from Federal National Mortgage Association and filed of record in Instrument# 20120718-0063260, said Register's Office. BEING the same property conveyed to Duane Lane by Special Warranty Deed dated February 20th, 2013 from Fannie Mae a/k/a Federal National Mortgage Association and filed of record in Instrument# 20130304-0021498, Register's Office for Davidson County, Tennessee.

Tricia Lane, wife of Duane Lane hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

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.

BILL GARRETT, Davidson County
Trans: T20130089736 DEEDWARR
Recvd: 10/18/13 08:34 2 pgs
Fees: 13.00 Taxes: 826.95
20131018-0108867

This is improved ☐ property, known as 5541 Craftwood Dr, 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 **30th** day of **September, 2013**

Duane Lane

Tricia Lane

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this **30th** day of **September, 2013**

Notary Public

My commission expires: _____

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015