File Box 8

BILL GARRETT, Davidson County
Trans:T20130105063 DEEDWARR
Recvd: 12/17/13 14:11 2 pgs
Fees:13.00 Taxes:370.00
20131217-0127454

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
William Charles Lanius
216 Gayland Court
Nashville, TN 37210

MORTGAGEE
Magna Bank
6525 Quail Hollow Rd, Ste. 513
Memphis, TN 38120

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 095-09-0
PARCEL 035.00

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 considerations, the receipt of which is hereby acknowledged, I/we, **Angelia M. Solomon, a widow,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William Charles Lanius, 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. 6 on the Plan of Gayland, of record in Plat Book 2083, Page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James K. Abell and wife, Lesa S. Abell by Warranty Deed from Willie Joe Collins and wife, Rachel Collins and Betty Belle Collins, dated September 30, 1985 and filed of record in Book 6672, Page 623, Register's Office for Davidson County, Tennessee. The said James K. Abell died on January 18, 2005 leaving the Lesa S. Abell as the surviving tenant by the entirety. Lesa S. Abell died on March 22, 2010 leaving said property to Hugh V. Solomon and Angelia M. Solomon by Affidavit of Heirship, dated May 17, 2010 and filed of record in Instrument No. 20100517-0037908, Register's Office for Davidson County, Tennessee. The said Hugh V. Solomon died on November 27, 2013 leaving the said Angelia M. Solomon the surviving tenant by the entirety.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; Right of Way of record in Book 7468, Page 602; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 2083, Page 68, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **216 Gayland Court Nashville, TN 37210.**

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, 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 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 16th day of December, 2013.

Angelia M. Solomon

Angelia M. Solomon

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Angelia M. Solomon, the bargainor(s) 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 within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of December, 2013.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON C

My Commission Expires: 1.6.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of December, 2013.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.6.16