(1) Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20140037901 DEEDWARR
Recvd: 05/30/14 14:25 2 pgs
Fees:13.00 Taxes:591.63
20140530-0046725

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 159,900.00

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 27th day of May, 2014.

Notary Public

My commission expires: 6-4-17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TELLY A. LANCASTER	MERS	**15003043900**
504 SHAKER COURT	P.O. Box 2026	
NASHVILLE, TN 37013	Flint, MI 48501-2026	

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 ACKNOWLEDGE, WE,

ANGELA BROWN, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TELLY A. LANCASTER, a single man

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. 371 on the Plan of "The Country", Section Eight, 2nd Revision, of record in Book 6250, pages 912 and 913, Register's Office for said County.

SAID Lot #371 fronts 35.00 feet on the northerly margin of Shaker Court and extends back 165.01 feet on the easterly line and 155.00 feet on the southwesterly line to a broken line in the rear, measuring 213.26 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO ANGELA BROWN, AN UNMARRIED WOMAN BY WARRANTY DEED FROM SAEED FOROUDASTAN, MARRIED DATED 03/11/10 AND RECORDED ON 03/12/10 IN INSTRUMENT NO. 20100312-0019038, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 504 SHAKER COURT, NASHVILLE, 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, have a good right to convey it and the same in 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 my/our hand(s) this 27th day of May, 2014.

ANGELA BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ANGELA BROWN, the within named Grantor(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, at office, this 27th day of May, 2014.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY