BILL GARRETT, Davidson County
Trans:T20140044619 DEEDWARR
Recvd: 06/24/14 11:41 2 pgs
Fees:13.00 Taxes:481.00

20140624-0054945

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-140500111

American Title & Escrow, LLC
7101 Sharondale Court
Suite 200
Brentwood, TN 37027

WARRANTY DEED

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 18th day of JUNE, 2014

Notary Public

MY COMMISSION EXPIRES: 9/21/2015

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSHUA FYKES **540 FAIRLANE DRIVE** **NASHVILLE, TN 37211**	New Owner	**118-04-0-097.00**

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, WE,

BEVERLY JOYCE LANCINA, UNMARRIED

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

JOSHUA FYKES AND TIFFANY FYKES, HUSBAND AND WIFE

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. 14 on the plan of Hurdwood Heights, Section 2, as of record in Book 2330, Page 38, in the Register's Office for Davidson County, Tennessee.
Said Lot No. 14 fronts 60 feet on the northerly side of Fairlane Drive and runs back 182 feet on the westerly line and 189 feet on the easterly line to a dead line measuring 60.7 feet thereon.

BEING the same property conveyed to Annie Pearl Farris and Beverly Joyce Lancina, as joint tenants with right of survivorship, by Quitclaim Deed from Annie Pearl Farris, through Renee Dooley, trustee, dated 4/17/01 and recorded 4/20/01 in Instrument No. 20010420-0039360; and being the same property previously conveyed to Henry C. Farris and wife, Annie Pearl Farris, by Warranty Deed from John U. Wilson and wife, Louise Wilson, dated 8/24/55 and recorded 9/13/55 in Book 2449, Page 337, Register's Office for Davidson County, Tennessee. The said Annie Pearl Farris is now deceased, leaving property solely to Beverly Joyce Lancina.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **540 FAIRLANE DRIVE, NASHVILLE, TN 37211**
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 18th day of JUNE, 2014.

Beverly Joyce Lancina

BEVERLY JOYCE LANCINA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BEVERLY JOYCE LANCINA 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 at Nashville, Tennessee, this 18th day of JUNE, 2014.

Commission Expires: 3/6/18

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018