BOX 30-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
J. Richard Lodge, Jr.
1010 Grassland Lane
Nashville, Tennessee 37220

BILL GARRETT, Davidson County
Trans:T20140069800 DEEDWARR
Recvd: 09/18/14 09:02 3 pgs
Fees:18.00 Taxes:3274.50
20140918-0085554

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
PINNACLE BANK
150 3RD AVENUE SOUTH STE 900
NASHVILLE, TN 37201

MAP 131-16
GROUP
PARCEL 52.00

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **Betty D. Lankford, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **J. Richard Lodge, Jr. and Virginia T. Lodge, 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 Number 14 on the Plan of Gateway Acres, Second Addition, of record in Plat Book 1424, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Betty D. Lankford, a married woman by Quitclaim Deed Betty D. Lankford and William T. Lankford, wife and husband, dated October 27, 2003, recorded November 3, 2003, of record in Instrument No. 20031103-0160955, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Betty D. Lankford and William T. Lankford, wife and husband by Quitclaim Deed dated October 27, 2003, of record in Instrument No. 20031103-0160953, said Register's Office, and further being the same property conveyed to Betty D. Lankford by Quitclaim Deed (straw man) dated June 13, 1977, of record in Book 5159, page 58, said Register's Office, and further being the same property conveyed to William T. Lankford and wife, Betty D. Lankford by Warranty Deed dated September 15, 1967, of record in Book 4172, page 809, said Register's Office, Davidson County, Tennessee.

***The said William T. Lankford has since died.**

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **1010 Grassland Lane, Nashville, Tennessee 37220.**

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, GRANTOR does covenants with the said GRANTEES that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **16th** day of **September, 2014.**

Betty D. Lankford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Betty D. Lankford, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of September, 2014.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $885,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 7/2/2018

ROSEMARY HOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

#14-8870