Davidson County	DEEDWARR
Recvd: 11/14/14 15:55	2 pgs
Fees:13.00 Taxes:333.00	
20141114-0105467	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Earl Douglas Lane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October, 2014,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Roberta G. Ferguson Lane and Earl Douglas Lane	Same as New Owner	147 15 0 158.00
(NAME)	(NAME)	
5016 Cherrywood Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ninety Thousand And No/100 Dollars ($90,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Harold F. Kellogg, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Roberta G. Ferguson Lane and husband, Earl Douglas Lane**, 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. 93 on the plan of Whispering Hills, Section 1, of record in Book 2331, Pages 82, 83 and 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 93 fronts 137.7 feet on the easterly margin of Cherrywood Drive and extends back 169.0 feet on the northerly line and 272.9 feet on the southerly line to a dead line in the rear, measuring 145.2 feet thereon.

Being the same premises conveyed to Harold F. Kellogg, a single person, by Warranty Deed from John William Pratt, et ux, Jennie Rae Pratt, dated November 1, 1979, and recorded November 2, 1979, in Book 5523, Page 887, in the Register's Office for Davidson County, Tennessee.

The subject property is not, and never has been, the marital residence of Grantor and his wife, Betty Kellogg, and is therefore not subject to any marital interest.

File Number: MAI-142032

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 at Book 2331, pages 82, 83, and 84, in the Register's Office for Dadvidson County, Tennessee; (e) all matters referenced in the master deed and by-laws; (f) all applicable government and zoning regulations; and (g) property taxes for the current and future years.

This is:
unimproved ☐
improved ☒ property, known as 5016 Cherrywood 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, 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 31st day of October, 2014.

Harold F. Kellogg

STATE OF TENNESSEE

COUNTY OFDAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Harold F. Kellogg, a married person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2014.

Notary Public

My Commission Expires:

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017