BILL GARRETT, Davidson County
Trans:T20150004569 DEEDWARR
Recvd: 01/20/15 11:11 2 pgs
Fees:13.00 Taxes:660.36
20150120-0005350

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,475.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 2015.

Notary Public
MY COMMISSION EXPIRES: 7.2.18
File No. G14-0732D

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Clarence Robert Lane and Tarellela Trice Lane, husband and wife (NAME)	Everett Financial Inc dba Supreme Lending (NAME)	164-13-A-56 CO
105 Shagbark Court (STREET ADDRESS)	14801 Quorum Dr. Suite 300 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75254 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **L & T Freeman Construction, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clarence Robert Lane and Tarellela Trice Lane, 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. 35 on the plan of TREEHAVEN, PHASE THREE, as shown by plat of record in Instrument No. 200409130-110149, in the 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 L & T Freeman Construction, LLC from Gregory L. Nay, unmarried man, and Christi L. Dyer, unmarried woman, by Deed dated October 29, 2014, as Instrument No. 20141104-0101793, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 11588, page 484, Book 11669, page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, and Instrument No. 20030527-0071168, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20040913-0110149, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement as recorded in Instrument No. 20031028-0158502, Register's Office for Davidson County, Tennessee.

4. Easements for sanitary sewers as recorded in Instrument No. 20000913-0091247, Instrument No. 20000913-0091248, and Instrument No. 20000913-0091249, Register's Office for Davidson County, Tennessee.

5. Easement to Tennessee Telephone Co. as recorded in Instrument No. 20000824-0083643, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewers/stormwater drainageas recorded in Instrument No. 20000809-0079074, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 105 Shagbark Court, Antioch, 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 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. Whenever 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 16th day of January, 2015.

L & T FREEMAN CONSTRUCTION, LLC

By: _____ January 16, 2015
Larry D. Freeman, Member Date

L & T FREEMAN CONSTRUCTION, LLC

By: _____ January 16, 2015
Tobi M. Freeman, Member Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Larry D. Freeman and Tobi M. Freeman, Members for L & T Freeman Construction, LLC, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Members of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of January, 2015.

My Commission Expires: 3/27/18 _____
Notary Public

MICHAEL T MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066