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BILL GARRETT, Davidson County
Trans:T20150006201 DEEDWARR
Recvd: 01/26/15 13:06 2 pgs
Fees:13.00 Taxes:853.82
20150126-0007321

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,768.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2015

Notary Public

MY COMMISSION EXPIRES: 5/8/2017

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terry Edward Smith	Terry Edward Smith	102120031.00
(NAME)	(NAME)	
838 Brook Hollow Road	838 Brook Hollow Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Diane S. Lance , and husband and Robert F. Lance,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Terry Edward Smith,** 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:

Being Lot No. 228 on the Plan of Horton Heights, Section A as of record in Plat Book 2133, Page 71, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Diane S. Lance and husband, Robert F. Lance by deed dated June 26, 2008 from Nationwide Trustee Services, Inc. of record in Instrument No. 20080718-0074079 as corrected in Instrument No. 20080723-0075546, Register's Office for Davidson County, Tennessee. The said Diane S. Lance and husband, Robert F. Lance thereafter conveyed their interest to NIWOT Partners, LLC, by deed of record in Instrument No. 20130118-0006155 which thereafter re-conveyed said property to Diane S. Lance and husband, Robert F. Lance by deed dated September 23, 2013 of record in Instrument No. 20130923-0100046, Register's Office.

unimproved ☐

This is improved ☑ property, known as 838 Brook Hollow Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 26th day of January, 2015.

Diane S. Lance

Robert F. Lance

State of Tennessee
County of Davidson

Personally appeared before me Diane S. Lance and Robert F. Lance, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of January, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-Smith

