WARRANTY DEED

BRITTANY GOINS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 4-7-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher G. Lance	New Owner	171-04-0-035.00
(NAME)	(NAME)	
5640 Clovermeade Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Denise R. Hess, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher G. Lance and Linda T. Lance, 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. 119 on the Plan of Section Eleven, Cloverland Acres of record in Plat Book 5200, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Denise R. Hess by Quitclaim Deed from Gary V. Evans of record in Book 10054, Page 819, Register's Office for Davidson County, Tennessee, dated April 30, 1996, and recorded on May 20, 1996, and also being the same property conveyed to Gary V. Evans and wife, Denise R. Evans by Warranty Deed from Larry Adams of record in Book 6701, Page 870, Register's Office for Davidson County, Tennessee, dated October 30, 1985, and recorded on November 5, 1985.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein. James P. Hess, III, spouse of the above named Denise R. Hess, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

unimproved ☐

This is improved ☑ property, known as 5640 Clovermeade Drive, Brentwood, TN 37027
(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.

BILL GARRETT, Davidson County
Trans:T20150013360 DEEDWARR
Recvd: 02/24/15 11:08 2 pgs
Fees:13.00 Taxes:1643.73
20150224-0015748

Witness our hands this 13th day of February, 2015.

James P. Hess III

Denise R. Hess

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 13th day of February, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James P. Hess III and Denise R. Hess**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
10-27-18

Notary Public,

SUSAN BOOTH CHILBERG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY