File BOX 8

BILL GARRETT, Davidson County
Trans:T20150044979 DEEDWARR
Recvd: 06/08/15 15:14 2 pgs
Fees:13.00 Taxes:4107.00
20150608-0053683

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57478
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brent Lane Mary Ann Lane 130 Abbotsford Nashville, TN 37215	SAME

TAX MAP PARCEL NUMBERS: 117130B03300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,110,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel W. Drake and wife, and Heidi Drake**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brent Lane and Mary Ann Lane, husband and wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Abbottsford, Phase One of record in Book 6250, pages 419-421, as amended in Book 6771, page 683, Book 6755, page 264 and Book 6800, page 164, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel W. Drake by Warranty Deed from Marbut Glenn Gaston, Jr., Trustee, dated March 20, 2001 and recorded on March 21, 2001 of record in Instrument No. 20010321-0027442, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 14, 2006 recorded on January 20, 2006 of record in Instrument No. 20060120-0007931, a tenancy by the entirety was created in Daniel W. Drake and Heidi Drake.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, pages 419-421, as amended in Book 6771, page 683, Book 6755, page 264 and Book 6800, page 164, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6478, page 177, Book 6530, page 242, Book 6537, page 303, Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 6928, page 934, Book 10458, page 810, Instrument No. 20010330-0030930, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 130 Abbottsford, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of June, 2015.

Daniel W. Drake **Heidi Drake**

State of Tennessee

County of Davidson

On this 5th day of June, 2015, before me the undersigned authority, personally appeared Daniel W. Drake and Heidi Drake, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,110,000.00.

Affiant

Sworn and subscribed before me this 5th day of June, 2015.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018