B0X14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150045691 DEEDWARR
Recvd: 06/10/15 10:08 2 pgs
Fees:13.00 Taxes:1228.40
20150610-0054645

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ -332,000.00- .

Affiant

Subscribed and sworn to before me, this the 8th day of June, 2015.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lori Lane	**Owner**	**Map 082 13 0 Parcel 364.00**
900B Locklayer St.		
Nashville, TN 37208		

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 HEREBY ACKNOWLEDGED, WE,

Chad R. Humbert and spouse, Emily A. Humbert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Lori Lane

HEREINAFTER CALLED THE GRANTEE, HER 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. 24 on the Plan of Bransford Realty Company's North Hill Tract, Block "B", of record in Book 332, Page 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. The warranty of the title provided herein does not extend to the easterly 16 feet of the said Lot 22, on account of the circumstance that the said easterly 16 feet of Lot 22 was not included in the deed of property to said grantor.

BEING the same property conveyed to Chad R. Humbert and Emily A. Blankinship, Joint Tenants with Right of Survivorship by Deed dated December 30, 2010 from James Buckingham and wife, Cari L. Buckingham, of record in Instrument No. 20110118-0004649, Register's Office for Davidson County, Tennessee, and further by Quitclaim Deed dated August 22, 2013 to Chad R. Humbert and spouse, Emily A. Humbert, as tenants by the entirety, from Emily A. Humbert, formerly known as Emily A. Blankinship and Chad R. Humbert, of record in Instrument No. 20130828-0090807, said Register's Office.

Additionally being the same property conveyed to Chad R. Humbert and wife Emily A. Humbert by Quitclaim Deed from Marcia F. Cohen of record as Instrument No. 20150608-00535304, said Register's Office.

Conveyance of the above described parcel is subject to the following:
1) The Plan of record in Book 332, Page 72, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants for the Phillips-Jackson Street Redevelopment District of record in Book 9183, Page 130, Book 11625, Page 280, Instrument No 20020425-0051069, Instrument No. 20130903-0092714, and Instrument No. 20130903-0092717, Register's Office for Davidson County, Tennessee.

This is Improved (__X__) Unimproved (____) property, known as **900B Locklayer Street, Nashville, TN 37208**

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 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 hand(s) this **8th** day of **June, 2015**

Chad R. Humbert

Emily A. Humbert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Chad R. Humbert and Emily A. Humbert,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **June, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17