BILL GARRETT, Davidson County
Trans:T20150075620 DEEDWARR
Recvd: 09/04/15 10:01 3 pgs
Fees:18.00 Taxes:710.40
20150904-0090296

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156403

WARRANTY DEED

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2015.

NOTARY PUBLIC

My commission expires: 7-30-17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saundra S. Goodwin 4050 Lake Parkway, Hermitage, TN 37076	Same address as new owner	097 04 0 005.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Two Thousand and 00/100 Dollars ($192,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEVEN D. LANE AND HERSCHEL KENNETH LANE, JR., AS CO-TRUSTEES OF THE LANE FAMILY TESTAMENTARY TRUST**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SAUNDRA S. GOODWIN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being all of Lot 29 on the Plan of Lake Park, Section I, as of record in Book 4175, Page 134 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Herschel K. Lane and wife, Dorothy T. Lane by deed dated July 10, 1972 and recorded in Book 4655, Page 327, said Register's Office. Herschel K. Lane died a resident of Davidson County, Tennessee on February 1, 2004 leaving Dorothy T. Lane as the surviving Tenant by the Entirety. Dorothy T. Lane died a resident of Davidson County, Tennessee on January 29, 2014. Her Last Will and Testament was admitted to the Seventh Circuit Court for the Twentieth Judicial District at Nashville, Davidson County, Tennessee Probate Division Case Number 15P-792 for the sole purpose of establishing a Muniment of Title. Title passed thru the residuary clause to the Lane Family Testamentary Trust.

The address of the herein described property is believed to be 4050 Lake Parkway, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

THE LANE FAMILY TESTAMENTARY

TRUST

Herschel Kenneth Lane Jr - Co Trustee

HERSCHEL KENNETH LANE, JR., CO-TRUSTEE

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, a Notary Public, of said County and State, **HERSCHEL KENNETH LANE, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of **THE LANE FAMILY TESTAMENTARY TRUST**, the within named bargainor and that he as such Co-Trustee, executed the foregoing instrument for the purposes therein contained by signing as, Co-Trustee.

WITNESS my hand and seal, this the 25th day of August, 2015.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of August, 2015.

THE LANE FAMILY TESTAMENTARY TRUST

Steven D Lane, Co-Trustee

STEVEN D. LANE, CO-TRUSTEE

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, a Notary Public, of said County and State, **STEVEN D. LANE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of **THE LANE FAMILY TESTAMENTARY TRUST**, the within named bargainor and that he as such Co-Trustee, executed the foregoing instrument for the purposes therein contained by signing as, Co-Trustee.

WITNESS my hand and seal, this the 25th day of August, 2015.

Notary Public

DEBBIE BETANCOURT
Notary Public - State of Florida
My Comm. Expires Jan 28, 2016
Commission # EE 135808
Bonded Through National Notary Assn.

Debbie Betancourt
Printed Notary Name

My commission expires: 1/28/16