Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of September, 2015.

Notary Public
My commission expires: 3/20/18

BILL GARRETT, Davidson County
Trans:T20150076143 DEEDWARR
Recvd: 09/08/15 11:09 2 pgs
Fees:8.00 Taxes:925.00
20150908-0090960

ANDREA R. BISHOP STATE OF TENNESSEE NOTARY PUBLIC SEVIER COUNTY

06-1508-76184

Address of New Owner:	Send Tax Bills to:	Tax Information:
Travis W. Lanier 4737 Cape Hope Pass Hermitage TN 37076	New Owner	098-13-0A-010.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donald R. Joynes and Laura E. Joynes, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Travis W. Lanier, a married man**, hereinafter called the Grantees, their successors 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. 10, on the Plan of New Hope Point, Phase One, Section 2, of record in Book 9700, Page 431, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald R. Joynes and Laura E. Joynes, husband and wife by deed from Vanguard Investments, Inc., dated September 1, 2010, recorded September 2, 2010, of record in Instrument No. 20100902-0069742, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4737 Cape Hope Pass, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3rd day of September, 2015.

Donald R. Joynes

Laura E. Joynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Donald R. Joynes and Laura E. Joynes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 3rd day of September, 2015.

Notary Public
Davidson

My Commission expires: 6-18-18

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY