BILL GARRETT, Davidson County
Trans:T20150085478 DEEDWARR
Recvd: 10/07/15 10:31 2 pgs
Fees:13.00 Taxes:2120.10
20151007-0102223

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150900452

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$573,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 2nd day of October,2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DANA DELMORE

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher D. Lucas 910 Fatherland Street Nashville, TN 37206	Wyndham Capital Mortgage, Inc. 6415 Park South Drive #200 Charlotte, NC 28210	082-16-0-264.00

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,

M. Glen Durdin and husband, Roger E. Sanders

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

Christopher D. Lucas and Pamela W. Lucas, 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 part of Barrows Addition to Edgefield, of record in Book 1, Page 13, Chancery Court of Davidson County, Tennessee, and part of W. W. Tottens Addition, of record in Book 57, Page 22, said Register's Office, and more particularly described as follows:

BEGINNING on the southerly margin of Fatherland Street, at a point 50 feet west of the westerly margin of Prospect or Lee Street; thence with the southerly margin of Fatherland Street, westerly 50 feet; thence at right angles southwardly 190 feet, more or less, to the northerly margin of an alley; thence with said alley; eastwardly 50 feet; thence at right angles, northwardly 190 feet, more or less, to the point of beginning.

BEING the same property conveyed to M. Glen Durdin and husband, Roger E. Sanders, by Warranty Deed from Stephan W. Scates, married (joined by his wife, Laura J. Brookhart Scates), and Edgar M. Struble, unmarried, dated 7/8/87 and recorded 7/10/87 in Book 7293, Page 547, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **910 Fatherland Street, Nashville, TN 37206**
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.

Witness our hands this 2nd day of October,2015.

M. Glen Durdin

Roger E. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Glen Durdin and Roger E. Sanders the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of October,2015.

Commission Expires:_____

Notary Public

