WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160003959 DEEDWARR
Recvd: 01/15/16 10:44 2 pgs
Fees:13.00 Taxes:1831.50
20160115-0004354

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $495,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF JANUARY, 2016.

KATHRYN K. CASSIDY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC K Cassidy

MY COMMISSION EXPIRES 8/23/16

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7911 MCLANE CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Bryce M. McLane, and Robert J. McLane and Janet B. McLane	same New Owner	081082E00100CO
1822 A 6th Avenue North		
Nashville, TN 37208		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LAUREN GINGLES, UNMARRIED

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

BRYCE M. MCLANE, UNMARRIED, ROBERT J. MCLANE AND JANET B. MCLANE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1822 A 6th Avenue North, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 14th day of January, 2016.

Lauren Gingles

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at ~~Franklin~~, Tennessee, this 14th day of January, 2016.

Notary Public

My Commission Expires: 6-21-16

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit A, 1822 6th Avenue North Townhomes, as shown on plat of record in Exhibit "B" of Instrument No. 20131101-0113379, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from David Shaub and Tony Ross and wife, Janet Ross to Lauren Gingles, unmarried as recorded on the 3rd day of June, 2014 in Instrument No. 20140603-0047892 (current); part of Warranty Deed from Amy E. Fulbright Arnold and husband Travis Arnold to David Shaub, a 1/2 undivided interest as tenants in common and Tony Ross and wife, Janet Ross, a 1/2 undivided interest as tenants in common as recorded on the 21st day of October, 2013 in Instrument No. 20131021-0109695 (Prior) and part of Warranty Deed from Tim Forsman, unmarried to Amy E. Fulbright, unmarried as recorded on the 28th day of February, 2008 in Instrument No. 20080228-0019622 (Prior), in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20140509-0040002 and 20131101-0113379 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).