File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16047174** BILL GARRETT, Davidson County Trans:T20160050206 DEEDWARR Recvd: 06/14/16 09:29 2 pgs Fees:13.00 Taxes:2589.63 20160614-0059998	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $699,900.00. Christie B. Bolton Affiant Subscribed and sworn to before me, this 10th day of June, 2016. Debbie Mann Notary Public My Commission Expires: October 13, 2018 DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

Address New Owner: Richard Jeptha Lancaster and Chelsey Mattia Lancaster 3013 New Natchez Trace Nashville TN 37215	Send Tax Bills To: SYNOVUS MORTGAGE CORP. 2204 LAKESHORE DRIVE SUITE 325 BIRMINGHAM, AL 35209	Tax Information: Tax Parcel ID No. 117-02-0-063.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wesley M. Vause and William L. Wright, Jr. as joint tenants with rights of survivorship** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Richard Jeptha Lancaster and Chelsey Mattia Lancaster, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 7 , Block 5 as shown on the map entitled , A Development of the Stokes Tract, of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM LEE WRIGHT, JR. and WESLEY M. VAUSE, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from BLAIR S. MYERS and wife, KELLI D. MYERS, of record in Instrument No. 20021119-0143177, dated November 13, 2002, said Register's Office. Being further conveyed to WESLEY M. VAUSE and WILLIAM L. WRIGHT, JR., AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from WILLIAM LEE WRIGHT, JR. and WESLEY M. VAUSE, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of record in Instrument No. 20130109-0002960, dated January 3, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 117-02-0-063.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 974, page 24, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 1001, page 624, said Register's Office.

This is improved property located at 3013 New Natchez Trace Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of June, 2016.

Wesley M. Vause

William L. Wright, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wesley M. Vause and William L. Wright, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018