WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160051985 DEEDWARR
Recvd: 06/20/16 09:45 2 pgs
Fees:13.00 Taxes:1905.50
20160620-0062242

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$515,000.00.**

Affiant

Subscribed and sworn to before me this 17th day of June, 2016

Notary Public
My Commission expires: 12/27/2016

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
William Jake Lancaster	Same	118-13-0-131.00
3913 Albert Drive		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kathryn A. Brothers, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **LOREN LANCASTER AND WILLIAM JAKE LANCASTER, WIFE AND HUSBAND, AND JOSEPH MCRAE, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Lipscomb Heights, as of record in Book 2083, Page 61, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kathryn A. Brothers., married from Brian Prentice and wife, Karin S. Prentice by Warranty Deed on July 31, 2007, of record in Instrument Number 20070731-0090777, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 2083, Page 61, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2196, Page 106, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3913 Albert Drive, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 16, 2016.

Kathryn A Brothers
Kathryn A. Brothers

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kathryn A. Brothers** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 16, 2016

My commission expires 8/5/18

Notary Public

