Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2000 Richard Jones Rd., Ste 206-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160060293 DEEDWARR
Recvd: 07/14/16 09:28 2 pgs
Fees:13.00 Taxes:1757.13
20160714-0072132

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09.11.2017

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott Dennis	New Owner	172100B13800C0
(NAME)	(NAME)	
6792 Christiansted Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Arthur W. Lane III and Catherine Lane f/k/a Catherine S. Hurt, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Scott Dennis and Virginia Dennis, 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 Lot No. 30 on the Plan of Christiansted Valley, Phase Three, a Planned Unit Development, as of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Arthur W. Lane III and wife Catherine S. Hurt by Warranty Deed from Turnberry Homes, LLC., recorded on October 24, 2006, of record in Instrument No. 20061024-0131685, Register's Office for Davidson County, Tennessee. The said Catherine S. Hurt now known as Catherine Lane.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 6792 Christiansted Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 6th day of July, 2016.

Arthur W. Lane III

Catherine Lane f/k/a Catherine S. Hurt
by: Arthur W. Lane, III, her attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me Arthur W. Lane, III, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of July, 2016.

Notary Public
My Commission Expires: 11/13/17

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY OF
My Comm. Expires November 13, 2017

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Arthur W. Lane, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Catherine Lane f/k/a Catherine S. Hurt and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Catherine Lane f/k/a Catherine S. Hurt.

Witness my hand and official seal this 6th day of July, 2016.

Notary Public
My Commission Expires: 11/13/17

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY OF
My Comm. Expires November 13, 2017

File No.: 11290