WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/16 12:01 2 pgs
Fees:13.00 Taxes:621.60
20160906-0093316

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$168,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 24th day of Aug, 2016.

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

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:
Joseph Charlebois	SAME	004-00-0-079.00
8144 Lain Hollow Road		
Joelton, TN 37080		

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, **Daniel Steven Lain and wife, Sharon L. Lain**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joseph Charlebois and wife, Melinda Charlebois**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey dated March 31, 1971 made by Hart-Freeland-Roberts, Inc., as follows:

The point of beginning of the property herein described is established as follows: BEGINNING at an iron pin in the northeasterly margin of Whites Creek Pike at its intersection with the southeasterly margin of a 50 foot road and being the most westerly southwesterly corner of the Cecil Lain Property; thence north 64 deg. 34 min. East 673.30 feet to an iron pin in the northerly margin of said 50 foot road; thence with said margin north 88 deg. 32 min. East 116.0 feet to an iron pin; thence crossing said road south 1 deg. 56 min. East 50 feet to an iron pin in the southerly margin of said road; thence with said margin north 88 deg. 32 min. East 300.0 feet

Being the same property conveyed to Daniel Steven Lain and wife, Sharon Lynn Lain, by deed from Judy Lain Goins, on March 1, 2002, of record in Instrument Number 20020301-0025949, Register's Office for Davidson County, Tennessee.

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

- Subject to all matters as shown on the Plan of record in Book 4860, page 13, Register's Office Davidson County, Tennessee.

This is improved property known as: **8144 Lain Hollow Road, Joelton, TN 37080**

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 August 24, 2016.

Daniel Steven Lain
Daniel Steven Lain

Sharon L. Lain
Sharon L. Lain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daniel Steven Lain and Sharon L. Lain** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 24, 2018.

My commission expires 7/8/19

Notary Public

HAL E. WHITE, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-19

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.