G#28821-2

WARRANTY DEED	State of Tennessee) County of Davidson)
BILL GARRETT, Davidson County Trans:T20160078472 DEEDWARR Recvd: 09/07/16 15:13 2 pgs Fees:13.00 Taxes:1468.90 20160907-0094240	The actual consideration or value, whichever is greater, for this transfer is **$397,000.00.** Affiant Subscribed and sworn to before me, this the 6th day of September, 2016. Notary Public My commission expires: 5-3-2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lauren Lane and Peter Lane	Same as new owner	**16004018100**
5153 Pritchett Drive		
Nashville, TN 37220		

FOR AND IN 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,

Kenneth Wayne Williams, a married person, and Lori Diane Fant, a married person

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

Lauren Lane and Peter Lane, wife and husband

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. 66 on the Plan of Brentview Hills, Section 7, as of record in Book 4175, Page 89, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northerly margin of Richie Drive, at the common corner of Lot Nos. 66 and 67; thence, with the margin of said Drive, westerly 135.45 feet to a point in the beginning of a curve; thence, around said curve northwesterly 39.27 feet to a point in the easterly margin of Pritchett Drive; thence, with the margin of the same, northwardly 123.87 feet to the common corner of Lot Nos. 66 and 65 on said plan; thence, with the line between said lots, easterly 193.60 feet to a point in the westerly line of Lot No. 67; thence, with the line between Lot Nos. 66 and 67, southerly 166.34 feet to the point of BEGINNING.

BEING the same property conveyed to Frances N. Williams, unmarried, by Warranty Deed dated October 1, 1980, from Frederick L. Finke and wife, Janet K. Finke, of record in Book 5662, Page 398, Register's Office for Davidson County, Tennessee.

THE said Frances N. Williams being one and the same person as Mary Frances Robinson and Frances W. Robinson. Frances W. Robinson died testate on January 19, 2016, and her Last Will & Testament ("Will") was duly admitted to probate by the Davidson County Probate Court (Docket No. 16-P-247) by Court Order entered February 18, 2016. Said Will and said Court Order were recorded in the Register's Office for Davidson County, Tennessee, on July 15, 2016, as Instrument No. 20160715-0072802. As referenced in said Court Order, the Court appointed Lori Diane Fant and Kenneth Wayne Williams to serve as co-personal representatives of the Estate of Mary Frances Robinson, pursuant to Item One of her Will, her husband having predeceased her.

PURSUANT to the provisions under the said Will, the subject property was devised to Lori Diane Fant and Kenneth Wayne Williams. Pursuant to the power and authority granted to the said Lori Diane Fant

and Kenneth Wayne Williams, in Item 7.E of said Will and pursuant to Tenn. Code Ann. Section 31-2-103, in their capacities of co-personal representatives, conveyed the property to Lori Diane Fant and Kenneth Wayne Williams, individuals, by Quitclaim Deed dated August 9, 2016, of record in Instrument No. 20160907-0094239, said Register's Office.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 4175, Page 89, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **5153 Pritchett Drive, Nashville, TN 37220**.

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 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 hand(s) this **6th** day of **September, 2016.**

Kenneth Wayne Williams

Kenneth Wayne Williams

Lori Diane Fant

Lori Diane Fant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kenneth Wayne Williams and Lori Diane Fant,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **September, 2016.**

Notary Public

My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017