THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16089074** BILL GARRETT, Davidson County Trans:T20160079159 DEEDWARR Recvd: 09/09/16 10:37 2 pgs Fees:13.00 Taxes:1757.50 20160909-0095018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me, this 6th day of September, 2016. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Shane Hastings Family, LP 4111 Lone Oak Rd Nashville TN 37215-3426	Send Tax Bills To: new owner	Tax Information: Tax Parcel ID No. 131-03-0-027.00

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, **Kenneth J. Yanicky and wife, Andrea E. Yanicky,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shane Hastings Family LP** ~~#5~~, ("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 No. 6 on the Plan of Subdivision of Lot No. 2 of the Andrew Castleman Lands, as of record in Minute Book "J", Page 293, Chancery Court for Davidson County, Tennessee, being Lot No. 6 on the plan of the resubdivision Civil Engineer, April 30, 1946:

Beginning on the Westerly margin of Lone Oak Road, at a point 362 feet South of the Southerly margin of Richard Jones Road, being the corner of Lot Nos. 5 and 6; thence with the line between said lots, Westwardly 200.01 feet on the Easterly line of the Looney property; thence with said line Southerly 70 feet to the corner of Lot Nos. 6 and 7; thence with the line between said two lots Eastwardly 200.01 feet to the Westerly margin of Lone Oak Road; thence with said road Northerly 71 feet to the beginning.

Being the same property conveyed to Kenneth J. Yanicky and wife, Andrea E. Yanicky by Warranty deed from Adam G. Cranford, married of record in Instrument No. 20070904-0105325 Register's Office for Davidson County, Tennessee, dated August 29, 2007 and recorded on September 4, 2007.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matter on the Plan of Andrew Castleman Lands, as of record in Minute Book "J", Page 293, Chancery Court for Davidson County, Tennessee, being Lot No. 6 on the plan of the resubdivision Civil Engineer, April 30, 1946.

This is improved property located at 4111 Lone Oak Rd Nashville TN 37215-3426

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 6th day of September, 2016.

Kenneth J. Yanicky

Andrea E. Yanicky

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth J. Yanicky and Andrea E. Yanicky, 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 6th day of September, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018