WARRANTY DEED

PREPARED BY: RETURNED TO
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,480,000.00

Wanda Hiett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2016.

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/25/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josh Mathew Lane and Ashley McDonnell Lane		117-09-0-048
(NAME)	(NAME)	
2708 Valley Brook Place	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRANDON EDWARDS AND WIFE, MICHELE EDWARDS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSH MATHEW LANE AND ASHLEY MCDONNELL LANE, 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. 8 on the Map of the Re-Subdivision of a part of Block 8 of Woodmont Estates, of record in Plat Book 974, page 29, as shown on the Plan of Woodmont Estates No. 2 of record in Book 1130, page 99, Register's Office for said County.

Said Lot No. 8 fronts 200 feet on the northerly side of Valley Brook Place, and runs back 311 feet on the westerly line and 332 feet on the easterly line to a dead line on which it measures 120 feet.

Being the same property conveyed to BRANDON EDWARDS AND WIFE, MICHELE EDWARDS, by deed of record as Instrument No. 20120627-0056140, said Register's Office.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet due and payable; all matters appearing on the Map of the Re-Subdivision of a part of Block 8 of Woodmont Estates, of record in Plat Book 974, page 29, as shown on the Plan of Woodmont Estates No. 2, of record in Book 1130, page 99, Register's Office for said County; and any and all easements and restrictions of record.

BILL GARRETT, Davidson County
Trans:T20160086856 DEEDWARR
Recvd: 10/03/16 15:28 2 pgs
Fees:13.00 Taxes:5476.00
20161003-0104132

unimproved ☐

This is improved ☒ property, known as 2708 Valley Brook Place, Nashville, TN 37215

(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 our hands this 30th day of September, 2016.

Brandon Edwards

Michele Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON EDWARDS AND WIFE, MICHELE EDWARDS, the within named bargainors, 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 office, this 30th day of September, 2016.

Notary Public

My Commission Expires: 3/6/16

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY