WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160100283 DEEDWARR
Recvd: 11/14/16 14:14 2 pgs
Fees:13.00 Taxes:477.30
20161114-0119809

GREGORY P. LAZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $ $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 3/7/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jana Speck	Churchill Mortgage	135160B13400CO
(NAME)	(NAME)	
672 Flintlock Ct.	761 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS) Suite 400	
Nashville, TN 37217	Brentwood, TN 37027	
(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, I, **Robert Lanier,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jana Speck, a single woman** 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:

*unmarried

Certain property in Davidson County, TN described as Lot No. 134 of Woodridge at Nashboro Village, a Horizontal Property Regime located on Flintlock Court in Davidson County, TN together with Easements as shown on the plat of Woodridge at Nashboro Village, Nashboro Village, Tract 11 recorded at Instrument No 20021120-0143949, said Register's Office and described in a Declaration of Covenants, Conditions and Restrictions as recorded in Book 4827 page 14 as amended in Book 5469 page 840 Book 7751 page 907 Instrument No 20021104-0134724 and Instrument No. 20030610-0080281 said Register's Office to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments property, co-owners and tenants of Woodridge at Nashboro Village, contained in the Declaration of Covenants, Conditions & Restrictions of record in Book 4827 page 14 as amended in Book 5469 page 840 Book 7751 page 907 Instrument No 20021104-0134724 and Instrument No. 20030610-0080281 and By-Laws Appended thereto, recorded in Instrument No. 20021106-0136459, Register's Office Davidson County, TN are incorporated in the deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Robert Lanier, unmarried by Warranty Deed of record in Instrument 20031006-0147085 , Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 672 Flintlock Ct., Nashville, TN 37217
(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 10th day of November, 2016.

Robert Lanier

State of Tennessee
County of Williamson

Personally appeared before me Robert Lanier, 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 10th day of November, 2016.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 11527