PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160111578 DEEDWARR
Recvd: 12/19/16 15:00 2 pgs
Fees:13.00 Taxes:2051.65
20161219-0133207

W & I Ref: (DM) Title No.: 58659
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bradley Lance Tonya Lance 5428 Cochran Drive Nashville, TN 37220	New Owner

TAX MAP PARCEL NUMBERS: 161010B09000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$554,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen B. Fuqua, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bradley Lance and Tonya Lance, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Aberdeen Woods, Phase Two, a planned unit development of record in Book 9700, pages 848 and 849, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen B. Fuqua, married by Warranty Deed from Sonya S. McMullen and Milton L. McMullen, Jr., wife and husband, as tenants by the entirety with right of survivorship, dated May 7, 2012 and recorded on May 22, 2012 of record in Instrument No. 20120522-0044309, Register's Office for Davidson County, Tennessee.

Walter R. Fuqua, spouse of Karen B. Fuqua, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, pages 848 and 849, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10790, page 189, amended in Book 11303, page 555, Book 11714, page 843, Instrument No. 20000203-0011436, Instrument No. 20030221-0023491, Instrument No. 20030221-0023492, Instrument No. 20030730-0108227, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 5428 Cochran 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of November, 2016.

Karen B. Fuqua

Walter R. Fuqua

State of Tennessee

County of Davidson

On this 30th day of November, 2016, before me the undersigned authority, personally appeared Karen B. Fuqua and Walter R. Fuqua, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $554,500.00.

Affiant

Sworn and subscribed before me this 30th day of November, 2016.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018