BILL GARRETT, Davidson County
Trans:T20170029815 DEEDWARR
Recvd: 04/10/17 09:20 2 pgs
Fees:13.00 Taxes:943.50

20170410-0034622

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 03-03-20

(AFFIX SEAL)

R. L. MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

PREPARED BY:
DANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

RETURN TO:

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Robert A. Kane | New Owner | |
| (NAME) | (NAME) | |
| 116 Windchase | | 098090B011.00 |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jennifer N. Lucas and Husband, Alexander S. Lucas**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert A. Kane and Wife, Kelly M. Kane**, hereinafter called the GRANTEE(S), 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 all of Lot No. 11 on the Plan of Final Plat, Windchase, Phase 3, a Planned Unit Development, of record in Plat Book 11700, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer N. Lucas and husband, Alexander S. Lucas by Special Warranty Deed from Bank One, National Association, as Trustee, dated 08/20/2003 recorded 09/08/2003, of record in Instrument No. 20030908-0130756, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 11700, Page 14, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 10969, Page 417, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 11657, Page 304, ByLaws of record in Book 11657, Page 320, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 116 Windchase, Hermitage, TN 37076

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 7th day of April, 2017.

Jennifer N. Lucas by Alexander S. Lucas her atty in fact Alexander S. Lucas

State of Tennessee
County of Wilson

On this day of 7th, April, 2017, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Alexander S. Lucas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Jennifer N. Lucas, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20170410-0034621, Register's Office of Davidson County, Tennessee.

Notary Public My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alexander S. Lucas the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of April, 2017.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**