WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File #12104

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

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
Thomas J. Lanier Jr.	NEW OWNER	06903008300
(NAME)	(NAME)	
4313 Drakewood Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **Linnett S. Mumphery,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas J. Lanier Jr.,** 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. 53 on the Plan of Enchanted Hills, Section 1 as of record in Book 3300, Page 96 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas F. Mumphrey and wife, Linnett S. Mumphrey by deed of record in Book 3818, Page 731 and further conveyed to Linnett S. Mumphery, widowed, of record in Instrument No. 20061013-0127316. The said Thomas F. Mumphery having since died. The said Linnett S. Mumphrey and Linnett S. Mumphery being one and the same. The said Thomas F. Mumphrey and Thomas F. Mumphery being one and the same.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4313 Drakewood Lane, Nashville, TN 37218
(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.

BILL GARRETT, Davidson County
Trans:T20170040211 DEEDWARR
Recvd: 05/11/17 10:23 2 pgs
Fees:13.00 Taxes:740.00
20170511-0046778

Witness my/our hands this 9th day of May, 2017.

Linnett S. Mumphery

State of Tennessee
County of Williamson

Personally appeared before me Linnett S. Mumphery, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of May, 2017.

Notary Public
My Commission Expires:

File No.: 12104

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
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