WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/17 14:27 2 pgs
Fees:13.00 Taxes:333.00
20170515-0048056

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$90,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 5th day of May, 2017

Notary Public
My Commission expires: 5-25-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Travis Dillard	SAME	00400015400
1225 N Graycroft		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Louis Phillip Lane, a single person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Travis Dillard**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 6 on the Plan of Fred Baxter Subdivision of record in Book 6250, Page 361, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Louis Phillip Lane, a single person from Jesse O. Adeox and Brenda J. Adeox by Warranty Deed on December 28, 2010, of record in Instrument Number 20101229-0103281, Register's Office for Davidson County, Tennessee.

This conveyance also includes 1987 Modular Home VIN # AL2860I874133A and VIN # AL28601874133B Make BRAW Model AL2.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $962.36 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 00400015400, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 6050, Page 361, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8370 Riley Adcock Road, Joelton, TN 37080**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 5, 2017.

Louis Phillip Lane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Louis Phillip Lane, a single person** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 5, 2017

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.