FOR OFFICIAL USE DON KEITH HEAD III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires June 22, 2021	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **September 28, 2017.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 6248 **DEEDWARR**
10/02/2017 09:21:17 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20171002-0100275

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**17-0378**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Ray Eden	**Same**	**7-196.00**
(NAME) **8284 Old Springfield Pike**	(NAME)	
(ADDRESS) **Goodlettsville,TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Pamela Christiansen,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Billy Ray Eden, an unmarried individual,** 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:

Being Lot No. 2 on the Final Plat of the Sandra Faye Lanius Lots 1542 Springfield Highway of record in Instrument No.20010316-0025372, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Pamela Christiansen, by Warranty Deed from Sandra Faye Lanius and Kristi S. Lanius, dated July 9, 2011, and filed for record at Book/Instrument Number 20010803-0083093, Register's Office for Davidson, Tennessee.

Pamela Christiansen n/k/a Pamela Christiansen Banks

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **8284 Old Springfield Pike, Goodlettsville, TN 37072**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **September, 2017**.

Pamela Christiansen

Pamela Christiansen

STATE OF **TENNESSEE**
COUNTY OF ~~**Davidson**~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Pamela Christiansen**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **28th** day of **September, 2017**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY