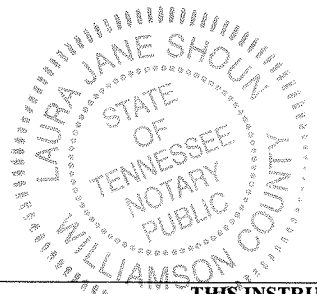
WARRANTY DEED



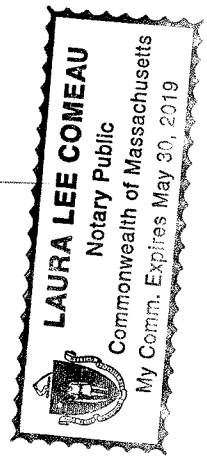
STATE OF MASS
COUNTY OF WORC

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$165,000.00.**

Affiant

Subscribed and sworn to before me this 5 day of October 2017

Notary Public
My Commission expires: 7/30/2019
(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:
Timothy Baker	Hancock Mortgage Partners, LLC	133-11-0-A-062.00
500 Paragon Mills, Unit K4	One Sugar Creek Center Blvd, Ste 1000	
Nashville, TN 37211	Sugar Land, TX 77478	

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, **David Lanier and Yerusalem Lanier, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Timothy Baker, unmarried,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. K-4, on the Plan of Canterbury Hall Condominium Apartments, as established by the Master Deed of record in Book 5440, Page 255, as amended in Book 5441, Page 819, and as shown on the Plan of record in Book 5200, Page 159, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Lanier and Yerusalem Lanier, husband and wife, by Warranty Deed from Xiao Guang Wang, unmarried, dated October 5, 2015, of record in Instrument No. 20151005-0101198, Register's Office for Davidson County, Tennessee.

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 $846.75 for county and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 133-11-0-A-062.00.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, page 159, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5440, page 255, Book 5441, page 819, Book 5865, page 101, and Book 5885, page 101 Register's Office for Davidson County, Tennessee.

This is improved property known as: **500 Paragon Mills Rd, Unit. K4, Nashville, TN 37211**

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.

Bill Garrett Davidson County
Batch# 10902 DEEDWARR
10/10/2017 03:17:30 PM 2 pgs
Fees: $13.00 Taxes: $610.50
20171010-0103988

WITNESS our hands this October 6, 2017.

10/5/17
David Lanier

10/5/2017
Yerusalem Lanier

STATE OF Mass
COUNTY OF Worcester

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Lanier and Yerusalem Lanier, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 6, 2017

My commission expires 5/30/2019
Notary Public

LAURA LEE COMEAU
Notary Public
Commonwealth of Massachusetts
My Comm. Expires May [illegible]

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: 5-3-2021

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