WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

Bill Garrett Davidson County
Batch# 29019 DEEDWARR
11/22/2017 10:13:20 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20171122-0119916

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua T. Therrian and Damien Therrian	**New Owner**	
(NAME)	(NAME)	
4121 Saunders Avenue		**061-08-0-123.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 consideration, the receipt of which is hereby acknowledged, **DONALD W. LANCASTER, TRUSTEE UNDER THE DONALD W. LANCASTER TRUST AGREEMENT OF DONALD W. LANCASTER, DATED FEBRUARY 8, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA THERRIAN, UNMARRIED, AND DAMIEN THERRIAN, UNMARRIED, TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 50 on the Plan of Maplewood Heights of record in Plat Book 547, Pages 77 and 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 100 feet, more or less, on the Westerly side of Saunders Avenue, and runs back between parallel lines 300 feet, more or less, to a dead line.

Being the same property conveyed to Donald W. Lancaster and wife, A. Elaine Lancaster by Warranty Deed from Curtis N. Lannom and wife, Charlene H. Lannom of record in Book 5440, Page 672, Register's Office for Davidson County, Tennessee, dated May 23, 1979 and recorded on May 25, 1979. A. Elaine Lancaster, aka Elaine Lancaster aka Ann Elaine Lancaster, having since died on January 8, 2017, leaving Donald W. Lancaster as tenant by the entirety.

Being the same property conveyed to Donald W. Lancaster, Trustee under the Donald W. Lancaster Trust Agreement of Donald W. Lancaster, dated February 8, 2017 by Quitclaim Deed from Donald W. Lancaster, widow of record in Instrument No. 20170215-0015741, Register's Office for Davidson County, Tennessee, dated February 8, 2017 and recorded on February 15, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 77 and 78, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4121 Saunders Avenue, Nashville, Tennessee 37216**.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 20th DAY OF NOVEMBER, 2017.

Donald W. Lancaster, Trustee under the Donald W. Lancaster Trust Agreement of Donald W. Lancaster, dated February 8, 2017

BY: _____
Donald W. Lancaster
Trustee

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Brevard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD W. LANCASTER, TRUSTEE of DONALD W. LANCASTER, TRUSTEE UNDER THE DONALD W. LANCASTER TRUST AGREEMENT OF DONALD W. LANCASTER, DATED FEBRUARY 8, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ~~20th~~ 17 of November, 2017.

_____
Notary Public
My Commission Expires: May 18, 2019
(SEAL)

ROBIN M. RODGERS
Notary Public, State of Florida
Commission# FF 232016
My comm. expires May 18, 2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212