WARRANTY DEED

Bill Garrett Davidson County
Batch# 34129 DEEDWARR
12/06/2017 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20171206-0124503

P-BR-17-1038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019
(AFFIX SEAL)

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)
Margaret Lane and Nicholas Lane	**Margaret Lane and Nicholas Lane**	
(NAME)	(NAME)	
204 Payson Court	**204 Payson Court**	**162-12-0A-099.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RACHEL A. TAYLOR, A SINGLE WOMAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARGARET LANE AND NICHOLAS LANE, WIFE AND HUSBAND,** hereinafter called the Grantees, 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. 99 on the Plan of Brittany Park, Phase 1B, First Revision of record in Plat Book 9700, Page 610, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachel A. Taylor, a single woman by Warranty Deed from Trevor K. England of record in Instrument No. 20020530-0065633 Register's Office for Davidson County, Tennessee, dated May 24, 2002 and recorded on May 30, 2002.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 610 and Book 7900, Page 998, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10016, Page 870 amended in Book 10772, Page 988, Book 11398, Page 4, Book 4202, Page 787, Book 7968, Page 191, Book 8128, Page 92, Book 8174, Page 198, Book 9938, Page 753 and Instrument No. 20021025-0130771, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 8113, Page 849 amended in Book 8128, Page 92, in the Register's Office for Davidson County, Tennessee.
- Charter of Brittany Park Subdivision Homeowner's Association of record in Book 10016, Page 900, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Brittany Park Homeowner's Association of record in Book 10789, Page 173, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20020530-0065633 in the 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: **1038 Brittany Park Drive, Antioch, Tennessee 37013**.

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 hand this the 5th day of December, 2017.

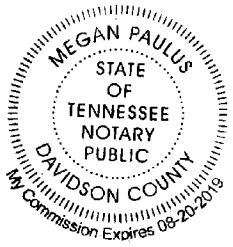
Rachel A. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL A. TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of December, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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

CERTIFICATE OF AUTHENTICITY

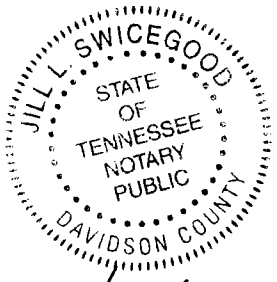
I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 9/14/2018