Bill Garrett Davidson County
Batch# 42968 DEEDWARR
12/29/2017 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20171229-0132467

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171114206**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $322,000.00. Affiant Subscribed and sworn to before me, this28th day of December, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-10-2018

WARRANTY DEED

Address New Owner: Connie Lain and Brent Lain 7824 Farmington Place Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126-15-0A-025.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael S. Strange and Angel G. Strange, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brent S. Lain and Connie V. Lain, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 25, as shown on the map entitled Phase One Boone Trace at Biltmore, of record in Plat Book 7900, page 667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL S. STRANGE and wife, ANGEL G. STRANGE, by deed from EDWARD M. BATES and NELDA BATES, of record in Instrument No. 20040310-0027737, dated February 26, 2004, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 126-15-0A-025.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 7900, page 667 and PUD Boundary Plat of record in Plat Book 6900, page 470, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7265, page 657, Book 9342, page 312 and re-recorded in Book 9735, page 931, Book 10032, page 813, Book 10306, page 817, Book 11455, page 443, Instrument No. 20011119-0126832 and Instrument No. 20010717-0075902, said Register's Office.

Easements, assessments and special assessments as contained in Declaration of record in Book 9735, page 931, said Register's Office.

Easement(s) of record in Book 756, page 142, Book 8992, page 62 and Book 9665, page 420, said Register's Office.

This is improved property located at 7824 Farmington Place Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of December, 2017.

Michael S. Strange

Angel G. Strange

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael S. Strange and Angel G. Strange, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

TRUE COPY CERTIFICATION

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

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal