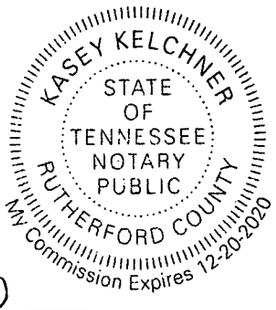
WARRANTY DEED



File# 12790

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Ronald Dye
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald Dye Danielle Baldwin	Caliber Home Loans, Inc	06903008300
(NAME)	(NAME)	
4313 Drakewood Lane	3701 Regent Blvd Suite 180	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Irving TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 49170 **DEEDWARR**
01/19/2018 10:12:07 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180119-0005715

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Thomas J. Lanier Jr. and Steve Hannah,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ronald Dye and Danielle Baldwin, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Enchanted Hills, Section I, as of record in Book 3300, Page 96 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas J. Lanier, Jr. (40% interest) and Steve Hannah (60% interest) from Thomas J. Lanier, Jr. by Quitclaim Deed of record in Instrument No. 20170511-0046779, Register's Office for Davidson County, Tennessee. the said Steve Hannah being one and the same as Stephen Hannah.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4313 Drakewood Lane, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness my/our hands this 18th day of January, 2018.

Thomas J. Lanier Jr.

Steve Hannah

State of Tennessee
County of Williamson

Personally appeared before me Thomas J. Lanier Jr. and Steve Hannah, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of January, 2018.

Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 12790