WARRANTY DEED

Bill Garrett Davidson County
Batch# 49172 DEEDWARR
01/19/2018 10:14:01 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20180119-0005718

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File #12831

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
Thomas J. Lanier Jr.	NEW OWNER	14905001300
(NAME)	(NAME)	
5282 McGavock Road		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Ron Dye and Danielle Baldwin** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas J. Lanier Jr. and Stephen Hannah, as joint tenants with right of survivorship,** 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 110 on the Plan of Barclay Square, Section 2, as of record in Plat Book 4660, Page 124, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ron Dye from Barbara J. Alexander, now known as Barbara Sawyers by Warranty Deed of record in Instrument No. 20030723-0103077, Register's Office for Davidson County, Tennessee.

Danielle Baldwin joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☑ property, known as 2369 Una Antioch Pike, Nashville, TN 37013
(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.

Ron Dye

Danielle Baldwin

State of Tennessee
County of Williamson

Personally appeared before me Ron Dye and Danielle Baldwin 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: _____

File No.: 12831

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