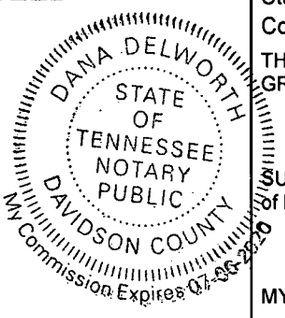
WARRANTY DEED



State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Best	New owners	126-15-0-A-342.00 CO
(NAME)	(NAME)	
8479 Beautiful Valley Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Toby K. Lane, an unmarried man and Laurel E. Lane, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Best and Chelsea Best, 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. 42 on the Final Plat of Boone Trace, Section 8, Phase 2, of record in Instrument No. 20040806-0094780, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Toby K. Lane and wife, Laurel E. Lane, by Warranty Deed from Kimberly J. Woodlee, now known as Kimberly Shibayama, a married woman, joined by spouse, Juris Shibayama, dated May 25, 2012, of record in Instrument No. 20120622-0054845, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8479 Beautiful Valley Dr., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 66861 **DEEDWARR**
03/09/2018 09:17:56 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20180309-0022308

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-18-8479

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Book 6900, page 470 and Instrument No. 20040806-0094780; Restrictions of record in Book 7265, page 657; Book 9342, page 312; Book 9735, page 931; Book 10032, page 813; Book 10306, page 817; Book 11455, page 443; Instrument No. 20000126-0008529, Instrument No. 20010717-0075902, Instrument No. 20010607-0060003, Instrument No. 20011003-0107279, Instrument No. 20011119-0126832 and Instrument No. 20001211-0121618; Articles of Incorporation/ Charter of record in Book 9607, page 534; Easement for public utilities of record in Instrument No. 20040406-0038745, Instrument No. 20040204-0013636, Instrument No. 20071116-0134577 and Instrument No. 20071116-0134580; Easement of record in Book 8992, page 63; Book 9665, page 420 and Instrument No. 20021217-0155375; Stormwater Detention Agreement of record in Instrument No. 20001120-0114598 and Instrument No. 20021217-0155375; Quitclaim Deed to Homeowners Association for open space of record in Instrument No. 20011119-0128831; all of record in the Register's Office for Davidson County, Tennessee.

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 our hands this 6th day of March, 2018.

Toby K. Lane

Laurel E. Lane

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Toby K. Lane and Laurel E. Lane, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 6th day of March, 2018.

Notary Public
My Commission Expires: _____

File No.: 27092

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019