# WARRANTY DEED

Return To:
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

Bill Garrett Davidson County
Batch# 90730 DEEDWARR
05/10/2018 10:37:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180510-0044853

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

PAULA M BEARD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 1-24-22

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 1320 Anderson Lane
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| William Lane and Colleen Lane, husband and wife | PrimeLending | 132L-A-72 Robertson Co.<br>2-57 Davidson Co. |
| (NAME)<br>124 O'Bryan Avenue | (NAME)<br>18111 Preston Rd Ste 900 | |
| (ADDRESS)<br>Goodlettsville, TN 37072 | (ADDRESS)<br>Dallas, TX 75252 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20180783 |

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, I/we, **Dayton Lloyd Parker, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Colleen Lane and William Lane, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Robertson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County and Robertson County, State of Tennessee, being described as follows:

Beginning at an iron pin in the southwesterly line of William Christopher (DB 141, Pg 235, RORCT), said pin being the most northeasterly corner of the "Dayton Parker Lot" (as of record in Plat Book 19, page 63, RORCT) and the most northeasterly corner of the herein described tract; thence with said Christopher S 42 deg. 15'00" E. 49.56' to a point; thence with the same S 86 deg. 53'14" E. 412.08 to a 14" locust tree corner (common corner to Jeane M. Walker); thence with westerly line of said Walker and Tommy E. Walker S 12 deg. 32'15" E, 673.16 to an iron pin in the base of a fence corner post (common corner to Eric Rogers); thence with the northerly line of said Rogers S 72 deg. 14'29" W. 342.49' to the center of the old railroad bed; thence with the same and a curve to the left (R=406.17 L=20 deg. 25'41", LC=144.05', CB=N 8 deg. 18'40" W for a curve of 144.81) thence with the same N 18 deg. 31' 30" W, 102.69; thence with the same curve to the left (R=611.92 L=36 deg. 23'00", LC=382.08', CB=N 36 deg. 43'00" W) for a curve distance of 388.57'; thence with the same N 54 deg. 54' 29" W 101.88' to the most southeasterly corner of said, "Dayton Parker Lot", thence with the easterly line of said lot N 24 deg. 57' 34" E. 238.13' to the point of beginning, containing 7.085 acres more or less. Surveyed by Tommy E. Walker RLS# 1465, dated 11/28/2006.

Together with the beneficial rights of the Ingress/egress identified on Plat Book 19, page 63, in the Register's Office for Robertson County, Tennessee.

Less and except that portion conveyed to Stewart Robinson by deed from Dayton Lloyd Parker dated August 21, 2013, in Record Book 1536, page 849, in the Register's Office for Robertson County, Tennessee.

Being part of the same property conveyed to Dalton Lloyd Parker, unmarried and Kathy Lynn Parnell, unmarried by deed from Glenn Ashok Sircar and wife, Suchitro R. Sircar, January 8, 1986, of record in Book 6763, page 867, Register's Office for Davidson County, Tennessee and in Deed Book 273, page 856, Register's Office for Robertson County, Tennessee, The property was further conveyed to Dalton Lloyd Parker by deed from Kathy Lynn Parnell aka Kathy Lynn Parker, dated December 19, 2006, of record in Record Book 1165, page 46, Register's Office for Robertson County, Tennessee and in Instrument No. 20140827-0078151, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Utility easement for a sewer system of record in Record Book 518, page 897, Register's Office for Robertson County, Tennessee; (b) Utility easement for a public water system of record in Record Book 962, page 370, Register's Office for Robertson County, Tennessee; and (c) Title to that portion of the premises, if any, embraced within the charter right-of-way of L&N (nka CSX) Railroad.

Unimproved ☐

This is improved ☒ property, known as 124 O'Bryan Avenue, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

Connie Stroud, Register
Robertson County Tennessee
Rec #: 276735 Instrument #: 331100
Rec'd: 10.00 Recorded
State: 1128.50 5/7/2018 at 8:57 AM
Clerk: 1.00 in Record Book
Other: 2.00 1807
Total: 1141.50 Pgs 549-550

14226

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of April, 2018

Dayton Lloyd Parker

STATE OF ~~Tennessee~~ Florida )
County OF Hernando

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dayton Lloyd Parker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of April, 2018.

Notary Public
My Commission Expires:

ANTONIO G. CALLARI
Notary Public - State of Florida
Commission # FF 985171
My Comm. Expires May 29, 2020
Bonded through National Notary Assn.