WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00

Margaret Lane
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE ___ DAY OF MAY 2018.

Deborah L Bissell
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Bill Garrett Davidson County
Batch# 94413 DEEDWARR
05/18/2018 01:13:59 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20180518-0047900

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4568B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Margaret Lane and Nicholas Lane, and Sandra Clark and Glen Clark	New Owner	150-04-0-062-00
887 Chestnut Grove Circle		
Dandridge, TN 37725		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JULIE A. TANTI, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARGARET LANE AND NICHOLAS LANE, WIFE AND HUSBAND AND SANDRA CLARK AND GLEN CLARK, WIFE AND HUSBAND, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), 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. 40-B on the Plan of Chelsea of Priest Lake, Section One-A, Lots 38 through 42 of record in Plat Book 6250, Page 87, amending Plat Book 5200, Page 696, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julie A. Tanti, unmarried by Warranty deed from Paul Carlton and wife, Debra K. Carlton of record in Instrument No. 20070830-0104158 Register's Office for Davidson County, Tennessee, dated August 28, 2007 and recorded on August 30, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 3608 Victoria Station Court, Antioch, TN 37013-1031

RECORD & RETURN TO:
Midtown Title of Murfreesboro
1639 Medical Center Pkwy., Ste. 101
Murfreesboro, TN 37129
File No.: 1-18-2003

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 11 day of May 2018.

Julie A. Tanti

STATE OF Nevada
COUNTY OF Clark

Personally, appeared before me, a Notary Public of said County and State, JULIE A. TANTI, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of May 2018.

Notary Public

My Commission Expires: 02/02/2021

JAZLYN M. AVILA
Notary Public - State of Nevada
County of Clark
APPT. NO. 17-1312-1
My App. Expires Feb. 2, 2021

File #: 18-4568B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027