WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2020

WARRANTY DEED

Bill Garrett
Batch# 96021
05/23/2018 01:09:45 PM
Fees: $13.00 Taxes: $777.00

Davidson County
DEEDWARR
2 pgs

20180523-0049447

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

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

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3-21-20

(AFFIX SEAL)

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
Layne Meltzer	Guaranteed Rate Inc	14905001300
(NAME)	(NAME)	
2369 Una Antioch Pike	4410 N. Ravenswood Ave.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Chicago, IL 60640	
(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, We, **Thomas J. Lanier Jr. and Stephen Hannah,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Layne Meltzer, a single man,** 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 Thomas J. Lanier, Jr. and Stephen Hannah, as joint tenants with right of survivorship, from Ron Dye and Danielle Baldwin by Warranty Deed of record in Instrument No. 20180119-0005718, Register's Office for Davidson County, Tennessee.

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, Antioch, 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 May, 2018.

Thomas J. Lanier Jr.

Stephen Hannah

State of Tennessee
County of Williamson

Personally appeared before me Thomas J. Lanier Jr. and Stephen 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 May, 2018.

Notary Public
My Commission Expires: _____

File No.: 13098

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