Bill Garrett Davidson County
Batch# 111699 DEEDQC
07/02/2018 01:00:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180702-0063939

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

John W Lancaster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF June 2018.

Barbara Collins
Notary Public

MY COMMISSION EXPIRES: 12-17-2018
(AFFIX SEAL)

BARBARA COLLINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires December 17, 2018

THIS INSTRUMENT WAS PREPARED BY and RETURN TO:
CRUMP & RICHARDSON, PLLC, 2043 N. Ocoee Street, NE, Cleveland, TN 37311

FILE #18-06-3161

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Lancaster	**IServe Residential Lending LLC**	**095-12-0-111.00**
(NAME)	(NAME)	
2629 Emery Drive	**15015 Avenue Of Science, Suite #250**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**San Diego, CA 92128**	
(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,

RACHEL C. PROCTOR-LANCASTER AND HUSBAND JOHN W. LANCASTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN W. LANCASTER AND WIFE, RACHEL C. PROCTOR-LANCASTER

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. 7 on the Plan of Meadowview Acres of record in Plat Book 2133, Page 50, 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 Rachel C. Proctor-Lancaster and husband, John W. Proctor-Lancaster by Warranty deed from Gregory Smith and wife, Penny E. Smith of record in Instrument No. 20080801-0079553 Register's Office for Davidson County, Tennessee, dated July 28, 2008 and recorded on August 01, 2008.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 50, Register's Office for Davidson County, Tennessee.

Subject to Easement for sewer and/or storm drainage of record in Book 4365, Page 751, in the Register's Office for Davidson County, Tennessee.

Subject to Avigation easement and contract of record in Book 8722, Page 931, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2629 Emery Drive Nashville TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns. 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 25 day of June, 2018.

Rachel C Proctor Lancaster
RACHEL C. PROCTOR-LANCASTER

JOHN W. LANCASTER

STATE OF TENNESSEE
COUNTY OF Davidson

Before me Barbara Collins of the state and county mentioned personally appeared, **Rachel C. Proctor-Lancaster and John W.Lancaster** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 25 day of June, 2018.

Barbara Collins
Notary Public

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
December 17, 2018

My Commission Expires: 12-17-2018