Bill Garrett Davidson County
Batch# 115678 DEEDWARR
07/12/2018 11:25:30 AM 2 pgs
Fees: $13.00 Taxes: $222.00
20180712-0067540

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Pedro M. Roman and Maria DeLourdes Roman	Pedro M. Roman and Maria DeLourdes Roman	8-242
(NAME)	(NAME)	
425 Chickasaw Trail	425 Chickasaw Trail	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182006

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, Keith A. Lane and Barbara L. Lane, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Pedro M. Roman and Maria DeLourdes Roman, 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. 4 of the Final Plat of Roberts Estates, of record in Instrument No. 20080512-0048900 and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20080627-0066635, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Keith A. Lane and Barbara L. Lane, husband and wife by deed from David D. Roberts and wife, Corlen J. Roberts; Gary H. Roberts and wife, Carrie J. Roberts; and James W. Roberts, a single man, dated July 22, 2008, of record in Instrument No. 20080812-0083060, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Boundary Line Agreement of record in Instrument No. 20011213-0137721, said Register's Office; (b) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument No. 20080512-0048900, as corrected in Instrument No. 20080627-0066635, Register's Office for said County; and (c) Restrictions of record in Instrument No. 20080721-0074608, said Register's Office.

Unimproved ☒

This is improved ☐ property, known as 0 Whites Creek Pike Lot 4, Joelton, TN 37080
(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.

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 11th day of July, 2018

Keith A. Lane

Barbara L. Lane

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Keith A. Lane and Barbara L. Lane, husband and wife, 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 11th of July, 2018.

Notary Public
My Commission Expires:

