THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W AARON FORTNER, PLLC
610 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Y Johnson Davidson County
Batch# 148494 DEEDWARR
10/03/2018 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $514.30
20181003-0098115

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Arnold Garcon and Therese Garcon<br>P.O. Box 40161<br>Nashville, TN 37204 | Same as Owner | 080-08-0-092.00 |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **NANCYE ALLISON LANE, unmarried AND MICHAEL JOSHUA LANE, unmarried, joint tenants with rights of survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ARNOLD GARCON AND THERESE GARCON, husband and wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 190, on the Plan of Bordeaux Gardens, Section 1, of record in Plat Book 3300, Page 91, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nancye Allison Lane, unmarried and Michael Joshua Lane, unmarried, joint tenants with rights of survivorship, by Warranty Deed from Lizzie M. Frank, of record on May 30, 2013, at Instrument No.20130530-0054325, Davidson County Register of Deeds.

This property is commonly known as **3212 Panorama Dr, Nashville, TN 37218**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 1st day of October, 2018:

Nancye Allison Lane

Michael Joshua Lane

STATE OF ~~TENNESSEE~~ IDAHO

COUNTY OF ~~WILLIAMSON~~ ADA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NANCYE ALLISON LANE AND MICHAEL JOSHUA LANE**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of October, 2018:

RESIDING IN EAGLE, ID
COMMISSION EXPIRES AUG 13, 2022

Maria Van Der Aa
Notary Public

My Commission Expires: _____

MARIA VAN DER AA
COMMISSION #19033
NOTARY PUBLIC
STATE OF IDAHO

STATE OF ~~TENNESSEE~~ IDAHO

COUNTY OF ~~WILLIAMSON~~ ADA

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $139,000.00.

X _____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2018:

Maria Van Der Aa
Notary Public

My Commission Expires: _____

MARIA VAN DER AA
COMMISSION #19033
NOTARY PUBLIC
STATE OF IDAHO

RESIDING IN EAGLE, ID
COMMISSION EXPIRES AUG 13, 2022

**Certification of Authenticity**
**for Electronically Filed Document**

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee )
)
County of Williamson )

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

