39-B

Karen Y Johnson Davidson County Batch# 168606 DEEDWARR 11/29/2018 02:58:16 PM 2 pgs Fees: $13.00 Taxes: $555.00 20181129-0116569 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $150,000.00 X Affiant Subscribed and sworn to before me, this 26th day of November, 2018. Notary Public My commission expires: 11-20

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tyler Lance **Kim Lance**	~~**New Owner**~~ Tyler Lance and Kim Lance	**Map/Parcel: 161-14-0-016.00**
15433 Old Hickory Boulevard	3033 DEL RIO PIKE	
Nashville, TN 37211	FRANKLIN, TN 37069	

FOR AND IN 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,

Nancy S. Forshee, unmarried

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

Tyler Lance, married and Kim Lance, married, as joint tenants with right of surivorship

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 described according to a survey made by Steve Draper, August 13, 1962, as follows:

Beginning at a point in the right-of-way of Old Hickory Boulevard in the southerly margin of the paved portion of said right-of-way, said point lying easterly along said southerly margin 1634.45 feet from the easterly line of the property conveyed to J.K.P. Hill by deed from P.A. Shelton, Clerk of the County Clerk for Davidson County, of record in Book 225, Page 355, Register's Office for Davidson County; thence with said southerly margin, south 81 degrees east 134 feet to a point; thence South 9 degrees West 230 feet to a point; thence North 74 degrees 22 minutes West 142 feet to a point; thence North 9 degrees East 214.29 feet to the beginning, containing 0.68 acres, more or less.

Being the same property conveyed to Robert J. Forshee and wife, Nancy S. Forshee, by Installment Deed, from Clifton C. Williams and wife, Agnes H. Williams, dated March 7, 1968, of record in Book 4217, Page 818, Register's Office for Davidson County, Tennessee. Robert J. Forshee has since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Deed to State of Tennessee of record in Book 7973, Page 766, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 15433 Old Hickory Boulevard, Nashville, TN 37211.

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 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 hand(s) this 26th day of November, 2018.

Nancy S. Forshee
By: David Forshee, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David Forshee,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Nancy S. Forshee, for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Nancy S. Forshee, and is authorized by Nancy S. Forshee to execute this instrument on his/her behalf.

Witness my hand, at office, this 26th day of November, 2018.



Notary Public

My Commission Expires:

File #: **180605JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027