WARRANTY DEED

Karen Johnson Davidson County
Batch# 195142 DEEDWARR
02/13/2019 03:32:51 PM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20190213-0013659

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 03-08-2022

G-P-18-3400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph P. Williams, Jr. and Ann S. Williams	BETTER MORTGAGE CORPORATION	
(NAME) **3400 Lealand Ln.**	(NAME) 1 WORLD TRADE CENTER	118-09-0-273.00
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) 250 GREENWICH STREET, 36TH FLOOR	
(CITY) (STATE) (ZIP)	(CITY) NEW YORK, NY 10006 (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RANDY CHANCE, MARRIED BRYAN CHANCE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH P. WILLIAMS, JR. AND ANN S. WILLIAMS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Plan of Noelton Subdivision, a Resubdivision of Lots 1, 2 and 3, of record in Instrument No. 20170816-0084231, 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 Randy Chance and Bryan Chance, as tenants in common with the right of survivorship by Quitclaim Deed from Dowd Development and Design, LLC, of record in Instrument No. 20171212-0126512, Register's Office for Davidson County, Tennessee, dated December 06, 2017 and recorded on December 12, 2017.

The above referenced property was investment property for the Grantors and has never been the principal marital residence for the Grantors.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20170816-0084231, which voids, vacates & supercedes Instrument No. 20140617-0052839, Register's Office for Davidson County, Tennessee.
- Restriction against Duplexes and Access from Lealand Lane as set forth in Plat of record in Instrument No. 20140617-0052839, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3958, Page 188, Register's Office for Davidson County, Tennessee.
- Easement Agreement for 15 foot Ingress and Egress Easement of record in Instrument No. 20160406-0032467, and as Corrected in Correction Easement Agreement of record in Instrument No. 20170321-0027602, Register's Office for Davidson County, Tennessee.
- Restriction set out in Deed of record in Instrument No. 20171011-0104434, Register's Office for Davidson County, Tennessee.
- Right of Way of Lealand Lane and Noelton Avenue, aka Snowden Road
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3400 Lealand Ln., Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th DAY OF FEBRUARY, 2019.

Randy Chance

Bryan Chance by Randy Chance, Attorney in Fact

Bryan Chance by Randy Chance
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDY CHANCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of February, 2019.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy Chance, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRYAN CHANCE, and who acknowledged he executed the same as the free act and deed of the said BRYAN CHANCE.

Witness my hand and official seal, this the 11th of February, 2019.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212