STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 224305 **DEEDWARR**
05/01/2019 09:22:37 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20190501-0040186

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2019.

Notary Public
MY COMMISSION EXPIRES: 6.21.22
File No. G19-4963

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kathy Ann Lancaster Angel (NAME)	Hometown Lenders, Inc. (NAME)	073-07-0-167.00
2215 Cabin Hill Rd. (STREET ADDRESS)	310 The Bridge Street, 4th Floor, Suite A (STREET ADDRESS)	
Nashville, TN. 37214 (CITY) (STATE) (ZIP)	Huntsville, AL 35806 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Terrance Vanlier, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathy Ann Lancaster Angel and Gary L. Angel, wife and husband**, 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. 58-A on the Zone Lot Division of Lots 54, 55, 56, 57, and 58 on the Plan of Cabin Hill Subdivision, Section One, a Planned Unit Development as of record in Book 6250, Page 154 amending Book 5200, Page 581, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Terrance Vanlier by Deed dated June 30, 2004, recorded July 15, 2004, in Instrument Number 20040715-0084649, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, Page 154 amending Book 5200, Page 581, Register's Office for Davidson County, Tennessee.

2. Charter of Homeowners Association of record in Book 6560, Page 154, Register's Office for said County.

3. Restrictions as recorded in Book 6430, Page 508 and Book 9412, Page 317, Register's Office for Davidson County, Tennessee.

4. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2226 Cabin Hill Road, Unit A, Nashville, TN 37214.

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 we do covenant with 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. Whenever 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 29th day of April, 2019.

Terrance Vanlier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2019, before me personally appeared Terrance Vanlier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 29th day of April, 2019.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066