WARRANTY DEED

Karen Johnson Davidson County
Batch# 238398 **DEEDWARR**
06/04/2019 10:58:36 AM 2 pgs
Fees: $13.00 Taxes: $862.10

20190604-0053169

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Lifford Lee Lancaster and Joy Lynn Stephens	Lifford Lee Lancaster and Joy Lynn Stephens	7-14-17
(NAME)	(NAME)	
910 Graceland Court	910 Graceland Court	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20191341

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, I/we, William Cordell and Lillian Ann Cordell , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Lifford Lee Lancaster and Joy Lynn Stephens, 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. :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 84 on the Plan of Grizzard Manor, Section Four, of record in Book 4675, page 156, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to William Cordell and wife, Lillian Ann Cordell by Deed from Goodlettsville Development Company, Inc. dated April 5, 1977 and filed of record in Book 5134, page 856, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 910 Graceland Court, Goodlettsville, TN 37072
(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 24th day of May, 2019

William Cordell

Lillian Ann Cordell

STATE OF Tennessee)
County OF ~~Robertson~~ Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William Cordell and Lillian Ann Cordell, 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 24th of May, 2019.

Notary Public
My Commission Expires: 1/3/2022

ADAM MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY