THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822088**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 10th day of September, 2019. Notary Public My Commission Expires: 9/18/22

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

WARRANTY DEED

Address New Owner: Jessica Minard 8024 Calvin Hall Road Indian Land, SC 29707	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 052-05-0-075.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Erin M. Lane, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica Minard, an unmarried woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 44 of Block "I" on the Revised Plan of Power and Roth's Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 44 fronts 50 feet on the Southside of Emmitt Avenue and runs back parallel lines, 200 feet to the North line of Lot No. 46, of said Block.

Being the same property conveyed to Erin M. Lane, an unmarried woman by Warranty deed from Alpha Real Estate Solutions, LLC of record in Instrument No. 20160927-0101659 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 27, 2016.

Amin Salemi, joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Erin M Lane.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee.

This is improved property located at 432 Emmitt Avenue Madison TN 37115

Karen Johnson Davidson County
Batch# 284590 DEEDWARR
09/12/2019 09:00:03 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20190912-0092320

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 10th day of September, 2019.

Erin M. Lane

Amin Salemi

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erin M. Lane and Amin Salemi , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2019.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022