Karen Johnson Davidson County
Batch# 291556 DEEDWARR
09/26/2019 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.13
20190926-0097849

35032



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $364,900.00.

Affiant

Subscribed and sworn to before me, this 24th day of September, 2019.

Notary Public

My commission expires: October 7, 2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David S. Lance and Thomas F. Lance	Franklin Synergy Bank	155-15-0A-032.00-CO
4608 Sandy Creek Road	722 Columbia Ave.	
Nashville, TN 37221	Franklin, TN 37064	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

James B. Fey, Jr. and wife, Shannon L. Fey

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

David S. Lance, a married man, and Thomas F. Lance, an unmarried man, as tenants in common with right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Correction of Stonemeade, Section III of record in Plat Book 7900, Page 478, in the 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 James B. Fey, Jr. and wife, Shannon L. Fey by deed dated November 12, 2009 from Sheri A. Willis and Charles J. Willis, Jr., wife and husband, of record in Instrument No. 20091116-0104970, Register's Office for Davidson County, Tennessee.

This is improved property known as **4608 Sandy Creek Road, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of September, 2019.

James B. Fey, Jr.

Shannon L. Fey

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James B. Fey, Jr. and Shannon L. Fey, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23 day of September, 2019.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 19-000280-529

SP 11/2015

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

