Karen Johnson Davidson County
Batch# 380143 DEEDWARR
03/31/2020 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20200331-0034709

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$289,900.00** (Two Hundred Eighty Nine Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 27th day of March, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

THIS INSTRUMENT PREPARED BY:
~~**AND PLEASE RETURN TO:**~~

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Erik C. Franey and Raychel M. Franey 8233 Luree Lane Hermitage, TN 37076	NEW OWNER	07510006000

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **DEREK VANDLEN, A MARRIED MAN AND BOBBY WILSON, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ERIK C. FRANEY AND RAYCHEL M. FRANEY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING LOT NO. 83 ON THE PLAN OF HERMITAGE ESTATES, AS OF RECORD IN BOOK 3300, PAGE 70 AND 71, REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT NO. 83 FRONTS 72 FEET ON THE WEST SIDE OF LUREE LANE, AND RUNS BACK 161.8 FEET ON THE NORTH LINE AND 144.6 FEET ON THE SOUTH LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 105.1 FEET.

BEING THE SAME PROPERTY CONVEYED TO DEREK VANDLEN AND BOBBY WILSON BY DEED FROM DARYL SPICER AND JAMES DEATRICK, JR., OF RECORD IN INSTRUMENT NO. 20190625-0061294 DATED JUNE 24, 2019 AND RECORDED JUNE 25, 2019, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALSO KNOWN AS 8233 LUREE LANE, HERMITAGE, TENNESSEE 37076.

THE SAID DEREK VANDLEN AND BOBBY WILSON HEREBY MAKE OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF EITHER DEREK VANDLEN OR BOBBY WILSON.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **8233 LUREE LANE** **HERMITAGE, TN 37076**

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. 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.

LTSR Number:

GTE File: 2020025507

WITNESS, this 27th day of March, 2020

Derek Vandlen

Bobby Wilson

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

On this 27th day of March, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Derek Vandlen and Bobby Wilson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of March, 2020.



Notary Public

Commission Expires:

LTSR Number:

GTE File: 2020025507

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner