Karen Johnson Davidson County
Batch# 579128 DEEDWARR
02/26/2021 08:15:30 AM 2 pgs
Fees: $13.00 Taxes: $1,224.70
20210226-0024331

SARA D. PENNINGTON Notary Public - State of Kansas My Appt. Expires 4-28-21 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $331,000.00. Richard W Lane Affiant Subscribed and sworn to before me, this 16th day of February, 2021. Sara D Pennington Notary Public My commission expires: 04-28-2021

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Drake	**FirstBank**	**083-15-0-131.00**
2712 Hody Drive	**722 Columbia Avenue**	
Nashville, TN 37206	**Franklin, TN 37064**	

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, WE,

Mary S. Lane, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael John Drake, an unmarried man

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. 150 on the Plan of Section Two, Fortland Park of record in Book 2900, Page 40, 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 Lot No. 150 fronts 70 feet on the westerly side of Hody Drive and runs back between lines 159.2 feet on the northerly side and 157.3 feet on the southerly side to a dead line in the rear on which it measures 78.7 feet.

This instrument is executed by authority granted in Power of Attorney recording simultaneously herewith.

Being the same property conveyed to Alvin A. Lane and wife, Mary S. Lane, by Warranty Deed, from Village Builders, Inc., dated September 20, 1965, of record in Book 3938, Page 297, Register's Office for Davidson County, Tennessee. Alvin A. Lane having since died, and title is vested solely in Mary S. Lane.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 2963, Page 612, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2712 Hody Drive, Nashville, TN 37206.

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 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. 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.

Witness my/our hand(s) this 16th day of February, 2021.

Mary S. Lane by Richard Lane Attorney in Fact

Mary S. Lane by Richard Lane, Attorney-In-Fact

STATE OF Kansas
COUNTY OF Sedgwick

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Richard Lane,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Mary S. Lane for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Mary S. Lane, and is authorized by Mary S. Lane to execute this instrument on her behalf.

Witness my hand, at office, this 16th day of February, 2021.

Sara D Pennington
Notary Signature
My commission expires: 4-28-21

SARA D. PENNINGTON
Notary Public - State of Kansas
My Appt. Expires 04-28-21

File #: 21-50
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY