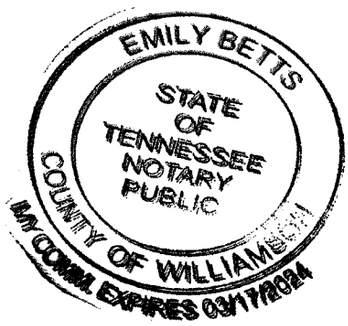
Karen Johnson Davidson County
Batch# 681877 DEEDWARR
07/22/2021 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210722-0098783



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 20 day of July, 2021.

Notary Public

My commission expires: 3/17/24

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas Drakeford Lanier **Lucy-Jayne Lanier**	New owner	**06107002800**
905 Broadmoor Dr.		
Nashville, TN 37216		

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 ACKNOWLEDGE, WE,

Kelsey McCain, married woman

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

Thomas Drakeford Lanier and Lucy-Jayne Lanier, husband and wife

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. 7, Block "I", on the Plan of Broadmoor, Section 2, of record in Plat Book 547, Page 174, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Kelsey McCain, an unmarried woman, by Warranty Deed from Courtney Hudson and Matthew Hudson, wife and husband, dated September 29, 2016, of record in Instrument No. 20160930-0103586, Register's Office for Davidson County, Tennessee. Kelsey McCain is now married and her husband, Cameron Duke hereby joins to convey any interest he may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 905 Broadmoor Dr., Nashville, TN 37216.

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 we do covenant with 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 in 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.

Kelsey McCain by Devon Eubanks attorney in fact Date: 7/19/21
Kelsey McCain
By: Devon Eubanks
Attorney in Fact

Cameron Duke by Devon Eubanks attorney in fact Date: 7/19/21
Cameron Duke
By: Devon Eubanks
Attorney in Fact

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Devon Eubanks with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Kelsey McCain and Cameron Duke, and is authorized by them to execute this instrument on their behalf by virtue of a Power of Attorney recorded in Book 202107220098782, Page _____, in said Register's Office.

Witness my hand, at office, this 19 day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 11-17-24

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Russell J. McCann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on JULY 20, 2021.

Date

Affiant Signature

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of JULY, 2021.

Notary's Signature

My Commission Expires: 3/17/24

Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024