WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $532,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 7.16.24 (AFFIX SEAL)

ISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Y-RMR-21-4130

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Chase LanCarte and Pamela Calabria LanCarte	**BETTER MORTGAGE CORP.**	
(NAME) **4130 Brick Church Pike**	(NAME) **3 WORLD TRADE CENTER 175 GREENWICH STREET, 59TH FLOOR**	**041-00-0-086.00**
(ADDRESS) **Whites Creek, TN 37189**	(ADDRESS) **NEW YORK, NY 10007**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM B. OWENBY AND WIFE, ERIN OWENBY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID CHASE LANCARTE, A SINGLE MAN, AND PAMELA LANCARTE, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

That certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being a part of the James E. Speight property as described in Book 2333, Page 341, Register's Office of Davidson County; beginning at a point which is approximately 0.85 miles west along the Southern ROW line of Brick Church Pike from the intersection of Bell Grimes Lane; this point being an iron pin in a fence corner, also being the Northwest corner of the C. J. Abernathy land; thence North 1 degree 31' West 496.7 feet along the fence bounding the C. J. Abernathy land to an iron pin in a fence corner; thence South 88 degrees 00' East 370.00 feet along the fence bounding the J. A. Bozemand, Jr., land to an iron pin in the fence line; thence South 23 degrees 00' West 602.3 feet along a line bounding the James E. Speight property to an iron pin on the Southern ROW line of Brick Church Pike; thence, along the Southern ROW line and with the curvature of Brick Church Pike in an Easterly direction 140.0 feet to an iron pin, this being the point of beginning.

Being the same property conveyed to William B. Owenby and wife, Erin Owenby by Warranty deed from Jeff M. Lunsford, a single man of record in Instrument No. 20130920-0099208 Register's Office for Davidson County, Tennessee, dated September 16, 2013 and recorded on September 20, 2013.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4130 Brick Church Pike, Whites Creek, Tennessee 37189**.

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. 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.

Karen Johnson Davidson County
Batch# 700548 DEEDWARR
08/18/2021 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,968.40
20210818-0112054

Witness my/our hand(s) this the 12th DAY OF AUGUST, 2021.

William B. Owenby

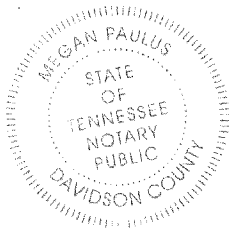
Erin Owenby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM B. OWENBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of August, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

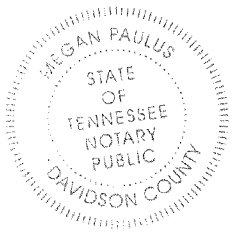


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN OWENBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of August, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 August 12, 2021

Tracey Trumphour
Affiant
Date: 8-12-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 12 day of August, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY