en Johnson Davidson County
Batch# 909049 DEEDWARR
08/26/2022 03:26:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220826-0096770

THIS INSTRUMENT PREPARED BY:
PATRICK NEIGHBORS, ESQ.
9111 Cross Park Drive
Suite D-200
Knoxville, Tennessee 37923

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F)

ADDRESS OF NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/PARCEL NOS:**
ROBERT O. LANE **CAROLYN A. LANE** 1115 Chickadee Circle Hermitage, Tennessee 37076	Same	098 06 0B 047.00

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **ROBERT O. LANE** and **CAROLYN A. LANE** hereinafter referred to as Grantors have bargained and sold, and by these presents do transfer and convey unto **ROBERT O. LANE or CAROLYN A. LANE, trustees of the LANE REVOCABLE LIVING TRUST DATED** 8-19-2022 (A REVOCABLE LIVING TRUST), hereinafter referred to as Grantees, their successors and assigns, their interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

See attached Exhibit A.

For back title, see Instrument 20080701-0067594, Davidson Registry.

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record. See prior granting instrument and chain of title for applicable exceptions.

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, its successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantee that she 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 noted above.

And, Grantors further covenant and bind Grantors, Grantors' heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 19 day of August, 2022.

Robert O. Lane
ROBERT O. LANE

Carolyn A. Lane
CAROLYN A. LANE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for this County and State, the within named **ROBERT O. LANE and CAROLYN A. LANE**, the within named bargainor, 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.

Witness my hand and official seal at Hermitage, Tennessee, this 19 day of August, 2022

BARRY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Barry Simpson
Notary Public

My Commission Expires: .

My commission expires 02-25-2023.

Exhibit A

BEING Unit A of Lot 60D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D, as shown on the supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076 and as shown on the plat of record in Instrument 20051104-0133897 and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.