WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Samantha Rose Lamberth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: January 25, 2003.
(AFFIX SEAL)

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/06/01 15:44 2pgs
Fees:13.00 Taxes:434.75

20010806-0083989

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Scott Lamberth	AmSouth Bank	150-10-50
(NAME)	(NAME)	
3008 Stone Bridge Road	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Charles W. Kirkland Jr. and wife, Tamantha Kirkland, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy Scott Lamberth and wife, Samantha Rose Lamberth, 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. 247 on the Plan of Towne Village of the Country, Section 3, as of record in Book 5200, Page 268 and 269, Register's Office for Davidson County, Tennessee.

SAID Lot No. 247 fronts 49.49 feet on the northerly side of Stone Bridge Road and fronts 75.64 feet on the easterly side of Stone Bridge Court, said frontages being joined by a curve which measures 39.27 feet and runs back 102.0 feet on the westerly line and 91.06 feet on the northerly line to a point of intersection.

BEING the same property conveyed to Chares W. Kirkland Jr. by Quitclaim deed from Elizabeth A. Kirkland of record in Book 11059, Page 99, Register's Office for Davidson County, Tennessee. Further, having previously been the same property conveyed to Charles W. Kirkland, Jr. and wife, Elizabeth A. Kirkland by Warranty Deed from Randall Phillips Builders, Inc. of record in Book 6346, Page 748, Register's Office for said County

THIS conveyance is subject to any and all existing restrictions, easements, and building setback lines of record.

Tamantha Kirkland, wife of the aforementioned Charles W. Kirkland, Jr., joins in this conveyance for the sole purpose of conveying any and all right and title that she may now or in the future have in said property, especially her marital rights.

unimproved ☐
This is improved ☒ property, known as 3008 Stone Bridge Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand this 31st day of July, 2001.

Charles W. Kirkland Jr.

Tamantha Kirkland

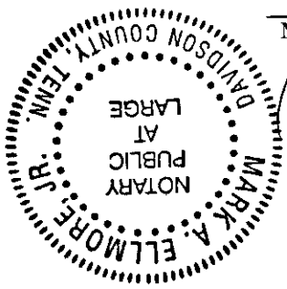
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Chares W. Kirkland Jr., and wife, Tamantha Kirkland, the bargainors, 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 Nashville, Tennessee this 31st day of July, 2001.

Commission expires: January 25, 2003



Mark A. Ellmore, Jr. Notary Public