WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Daniel A. Besong
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4 Feb 2002

(AFFIX SEAL)

MARY FRANCES LEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Davidson County DEEDWARR
Recvd: 08/07/01 11:22 2pgs
Fees:13.00 Taxes:588.30

20010807-0084672

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel A Besong	Daniel A Besong	150-41-0-81
(NAME) 3300 Hamilton Church Road	(NAME) 3300 Hamilton Church Road	
(ADDRESS) Antioch, TN	(ADDRESS) Antioch, TN	
(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, Ben A Lambeth, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel A Besong, 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:

Being Lot No. 1, Section 1, on the Addition to Jamestown Estates, as of record in Plat Book 8250, Page 400, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ben A Lambeth by deed from Sheila Randall of record in Deed Book 10889, page 547, Register's Office for said County.

Being the same property conveyed to Ben A Lambeth by deed from Sheila Randall of record in Deed Book 10889, page 547, and by QCD in Book 10506, Page 288, And WD in Book 10344, Page 465, Register's Office for said County.

Subject to all matters as set forth per Plat Book 8250, Page 400, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7476, Page 643; Book 7502, page 11, Register's Office of said County

unimproved ☐

This is improved ☒ property, known as 3300 Hamilton Church Road, Antioch, TN

(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/our hand(s) this 31st day of July, 2001.

Ben A Lambeth

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ben A. Lambeth the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/31/2001

My Commission Expire: 9-28-2002 Notary Public

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

File Number: 12107062

RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027