WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$119,000.00**

Connie Hooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF JUNE, 2003.**

Notary Public

MY COMMISSION EXPIRES: ~~January 25, 2006.~~ 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/03/03 12:42 2pgs
Fees:13.00 Taxes:440.30

20030703-0092510

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Newman Jr.	National Bank of Commerce	**136-03-C 97 CO**
(NAME)	(NAME)	
3747 Colonial Heritage Drive	115 29th Ave. South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, **Sara Lampkins and husband Jason Lampkins**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James E. Newman Jr., unmarried**, 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. 24 on the Plan of Heritage Village of Priest Lake Park, Section Two, of record in Plat Book 520, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to **Sara Lampkins and husband Jason Lampkins** by deed of record in Instrument 20010504-0046091, Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Jason Lampkins by Sara Lampkins as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20030703-0092509 in the Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3747 Colonial Heritage Drive, Nashville, TN 37217**
(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 **30th day of June, 2003**.

x Sara Lampkins
Sara Lampkins

x Jason Lampkins by Sara Lampkins ATTY/IN/FACT
Jason Lampkins

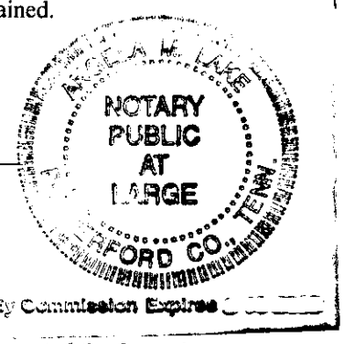
State of Tennessee
County of Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2003.

Commission expires: 1-25-2006

Angela M Lake
Notary Public



State of Tennessee County of Davidson

On this 30th day of June, 2003 before me personally appeared Sara Lampkins, the person who executed the foregoing instrument on behalf of Jason Lampkins, and acknowledged that she executed the same as the free act and deed of the said Jason Lampkins, through Power of Attorney granted Sara Lampkins, by the said Jason Lampkins.

Angela M. Lake
Notary Public

Commission Expires: 1-25-2006

