WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Gaye C. Lambert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: May 3, 2010

(AFFIX SEAL)

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gaye & James Lambert	Countrywide Home Loans	Map 75-11
(NAME)	(NAME)	
609 Baton Rouge Court	750 Old Hickory Blvd. Suite 180	
(ADDRESS)	(ADDRESS)	Parcel 32
Hermitage, TN 37076	Brentwood, TN 37027	
(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, James P. Harper, Jr., unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gaye C. Lambert and husband, James F. Lambert, 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. 450 on the Plan of Highlands of Tulip Grove, Section 2, as shown of record in Plat Book 4675, Page 93, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James P. Harper, Jr., unmarried, by Deed from Michael L. Freeman and wife, Sheila P. Freeman, filed for record in Book 11008, Page 834, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 4675, Page 93, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 4793, Page 157, and Book 4880, Page 375, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 609 Baton Rouge Court, Hermitage, TN 37076

(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 30th day of March, 2007.

James P. Harper, Jr.

Davidson County DEEDWARR
Recvd: 04/04/07 14:55 2 pgs
Fees:13.00 Taxes:499.50

20070404-0040564

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, James P. Harper, Jr., the within named 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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 30th day of March, 2007.

Commission expires: May 3, 2010

Delaina D. Scoby Notary Public

