File No. 270300852

WARRANTY DEED

Maryanna Gould STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 2/22/2010 RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 2/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/10/07 09:42 2 pgs
Fees:13.00 Taxes:550.19
20070410-0042386

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce S. Howard	~~Joyce S. Howard~~ Citimortgage, Inc.	
(NAME)	(NAME)	
3911 Dodson Chapel Road Condominium 14		MAP/PARCEL 86-14-0-C-14.00CO
(ADDRESS)	1000 Technology Dr. (ADDRESS)	
Hermitage, TN 37076	MS 115	
(CITY) (STATE) (ZIP)	O'Fallon, MO 63368 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Ernest Lampley and wife, Barbara Lampley**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joyce S. Howard, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 14 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven, as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as shown of record in Instrument No. 20011005-0108857, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ernest Lampley and wife, Barbara Lampley by Warranty Deed from Richard A. Nelson, dated September 3, 2003, and of record in Instrument No. 20030911-0133748, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20011005-0108856, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20010710-0073194, Register's Office for said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3911 Dodson Chapel Road Condominium 14, 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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 9th day of April, 2007.

Ernest H. Lampley
Ernest Lampley

Barbara D. Lampley
Barbara Lampley

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ernest Lampley and wife, Barbara Lampley, 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 MT JULIET, Tennessee, this 4/9/2007.

My Commission Expires: April 7 2009

Laura A Moore
Notary Public

File Number: 270300852

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

RETURN TO:
Advantage Title & Escrow
3735 N Mt Juliet
SUITE 202
Mt Juliet, TN 37122
615-773-8216
13083