REALTY TITLE
BOX 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/07 14:09 2 pgs
Fees:13.00 Taxes:555.94

20070416-0045395

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,255.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-2010
(AFFIX SEAL)

KAREN COLBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3735 N Mt Juliet Rd
STE 202
Mt Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicki P. Akers	1ST TRUST BANK FOR SAVINGS	09012001800
(NAME) 529 Annex Avenue	P.O. BOX 17257 (NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS) MEMPHIS, TN 38187-0257	
(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, Terri L. Watson and Lorri Lampley,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vicki P. Akers, 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:
*HEIRS AT LAW OF WILLIAM J. LAMPLEY,

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Charlotte Park, Section III, as of record in Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 128 fronts 69 feet on the westerly side of Annex Avenue and runs back between parallel lines 149.1 feet to a dead line.

Being the same property conveyed to William J. Lampley, an unmarried person, by deed of record in Book 10025, Page 832, Register's Office for Davidson County, Tennessee. The said William J. Lampley having since died and Affidavit of Heirship in 20060623-0074957 shows Terri L. Watson and Lorri Lampley to be heirs.

AND

Being the same property conveyed to Terri L. Watson and Lorri Lampley, by Affidavit of Heirship of record in Instrument No. 20070416-0045394, 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 529 Annex Ave., Nashville, TN 37209
(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 our hands this 27th day of March, 2007.

Terri L. Watson

Lorri Lampley

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri L. Watson and Lorri 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 purpose therein contained.

*HEIRS AT LAW OF WILLIAM J. LAMPLEY

Witness my hand and official seal at Nashville, Tennessee this 27th day of March, 2007.

Commission expires: February 22, 2010

Notary Public