WARRANTY DEED 11022	STATE OF **TENNESSEE** COUNTY OF ~~**RUTHERFORD**~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$97,500.00** Georgette R Kennedy Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST DAY OF JANUARY, 2008.** Notary Public MY COMMISSION EXPIRES: 7/01/09 (AFFIX SEAL)

ANN M. LEDET NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin G. Wright	JPMorgan Chase Bank, N.A.	**108-07-0-B 035.00CO**
(NAME) **138 North Timber Drive**	(NAME) P.O. Box 78420	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Phoenix, AZ 85062-8420	
(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, **Karen Elaine Lambert, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin G. Wright and wife, Tene S. Wright**, 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 Unit No. **35C** on the Plan of **Timber Lake Condominiums**, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, page 475, and by Instrument of Clarification at Book 6561, page 141, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the plat of Timber Lake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to **Karen Elaine Perry** by deed of record in Book 9143, Page 446, Register's Office for **Davidson** County, Tennessee.

Karen Elaine Perry is now known as Karen Elaine Lambert.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **138 North Timber Drive, Nashville, TN 37214**

(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.

Davidson County DEEDWARR
Recvd: 02/14/08 12:18 2 pgs
Fees:13.00 Taxes:360.75
20080214-0014871

Witness **my/our hand(s)** this **31st day of January, 2008**.

Karen Elaine Lambert

Karen Elaine Lambert

Frank H. Lambert

Frank H. Lambert

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 Karen Elain Lambert and Frank H. Lambert 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 Smyrna, Tennessee, this 31st day of January, 2008.

Commission expires:11/7/11

Notary Public

ROGER SPROCHI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY