# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $170,000.00.

John Cobb Rochford
*Affiant*

Subscribed and sworn to me on May 31, 2008.

Tara Steward
NOTARY PUBLIC

My Commission Expires: 8/23/11

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Jon A. and Cassidy S. Nelson<br>1717 Stone Hollow Court<br>Hermitage, TN 37076 | First Tennessee Home Loans<br>100 Blue Grass Commons, Ste. 100<br>Hendersonville, TN 37075 | 064-16-0D-010.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM T. LAMBERT and WIFE, TALEEN A. LAMBERT**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JON A. NELSON and WIFE, CASSIDY S. NELSON,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 215 on the Plan of Section One, Truxton Park, of record in Instrument No. 20001026-0106272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to William T. Lambert and wife, Taleen A. Lambert from Joseph W. Church, married, by Warranty Deed dated March 29, 2005 of record in Instrument No. 20050331-0035135, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. All matters on the Plan of Section One, Truxton Park of record in Instrument No. 20001026-0106272, Register's Office for Davidson County, Tennessee.; and
4. Restrictive Covenants of record in Instrument No. 20001011-0100896 and Instrument No. 20001030-0107559, said Register's Office; and
5. Charter of the Homeowners Association of record in Instrument No. 20001101-0108603, said Register's Office; and
6. Builidng lines, easements, covenants and restrictions of record, if any; and
7. Quitclaim Deed to Truxton Park Homeowners Association, Inc. conveying the common elements, open space and common area of Truxton Park, Section One of record in Instrument No. 20050311-0027268, said Register's Office; and
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1717 Stone Hollow Court, Hermitage, Tennessee 37076.

**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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said

Davidson County DEEDWARR 3 pgs
Recvd: 06/04/08 09:32
Fees:18.00 Taxes:629.00
20080604-0056991

land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on May 31, 2008.

William T. Lambert

Taleen A. Lambert

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On May 31, 2008, before me personally appeared William T. Lambert and wife, Taleen A. Lambert to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 31, 2008.

NOTARY PUBLIC

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Webb, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-23-2010.

JOHN WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY