File No. 280500978

20B

WARRANTY DEED

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/7/2011.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 06/13/08 11:28 2 pgs
Fees:13.00 Taxes:569.80
20080613-0061171

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Lamb	Countrywide Bank, FSB	29 369.00
(NAME) 5776 Craft Road	(NAME) 801 Crescent Center Dr. #501	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Franklin, TN 37067 ,	
(CITY) (STATE) (ZIP)	(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,

John R. Hills and wife, Sheree G. Hills

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

John W. Lamb and wife, Tina D. Lamb

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:

LAND in Davidson County, Tennessee, described according to a mortgage loan inspection of Campbell, McRae and Associates Surveying, Inc., dated July 1, 1999 and further described as follows:

BEGINNING at a point in the West boundary of Craft Road at the common boundary of the subject tract, and the Southeast corner of Tract 2; thence following Craft Road Southerly 114.88 feet to a point; thence S 15 deg. 17 min. 18 sec. W, 114.82 feet to a point; thence N 83 deg. 30 min. 54 sec. W, 130 feet to a point; thence N 6 deg. 29 min. 8 sec. E, 40 feet to a point; thence N 75 deg. 34 min. 25 sec. W, 529.07 feet to a point; thence S 6 deg. 29 min. 6 sec. W, 124.86 feet to a point; thence N 75 deg. 34 min. 25 sec. W, 572.22 feet to a point; thence S 6 deg. 29 min. 6 sec. W, 201.14 feet to a point; thence N 61 deg. 12 min. 26 sec. W, 458.8 feet to a point; thence N 6 deg. 27 min. 56 sec. E, 280.85 feet to a point; thence S 83 deg. 43 min. 3 sec. E, 1,205.67 feet to a point; thence S 8 deg. 38 min. 50 sec. W, 97.74 feet to a point; thence S 83 deg. 30 min. 54 sec. E, 472.4 feet to a point of beginning, containing 10.5 acres, more or less.

BEING the same property conveyed to John R. Hills and wife, Sheree G. Hills by Warranty Deed dated September 30, 2005, from James Potts and wife, Patsy E. Potts, of record by Instrument No. 20051010-0122167 in the Register's Office for Davidson County, Tennessee.

NOTE: The Manufactured Home is a 64 x 28 Used 1996, Clayton Homes, Model-The Hermitage, Serial # CLR012459TNAB; Decal Number TEN339877/339878, which has become and is intended to affix such that the manufactured housing unit is an improvement to and made part of the real property.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record as follows:

This conveyance is subject to Restrictions of record in Book 11603, Page 657, Register's Office for Davidson County, Tennessee and an Ingress, Egress and Utility Easement of record in Book 10152, Page 319 and Instrument No. 20010309-0022589 in the Register's Office for Davidson County, Tennessee.

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 5776 Craft Road, Joelton, TN 37080

(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 4th day of June, 2008.

John R. Hills

Sheree G. Hills

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John R. Hills and wife, Sheree G. Hills, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 4th day of June, 2008.

Commission expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Mary Birthright **Notary Public**

File Number: 280500978

RETURN TO:

AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072