Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/08 10:20 2 pgs
Fees:13.00 Taxes:462.50

20080703-0068893

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF JUNE, 2008.**

Notary Public

MY COMMISSION EXPIRES: 8-9-09
(AFFIX SEAL)

M. L. HICKERNELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carley Hayden	Franklin American	**72-9-404**
(NAME)	(NAME)	
1001 Carolyn Avenue	501 Corporate Center Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin TN 37067	
(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, **Sandra J. Lambert, or David L. Lambert, Trustees under the Sandra J. Lambert Living Trust Dated June 24, 2004**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carley Hayden***, 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: *Unmarried

All that certain lot or parcel o f land lying and being in Davidson County, Tennessee, being the westerly 55 feet of Lot Number 60 on the Plan of Irvington Subdivision, as shown of record in Book 843, Page 60, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 60 fronts 55 feet on the northerly side of Carolyn Avenue and extends back between parallel lines, with the easterly margin of Martha Street, 175 feet to a dead line.

Being the same property conveyed to Sandra J. Lambert, or David L. Lambert, Trustees under the Sandra J. Lambert Living Trust Dated June 24, 2004 by deed from Wendi L. McConnell, unmarried of record in Instrument No. 20060328 -0035185, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1001 Carolyn Avenue, Nashville, TN 37216**
(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 **30th day of June, 2008**.

Sandra J. Lambert, Trustee
Sandra J. Lambert

David L. Lambert

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Sandra J. Lambert and David L. Lambert,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the fore going instrument for the purpose there in contained, and that they executed the same as their free act and Deed.

Witness my hand and official seal at **Nashville**, Tennessee this **30th day of June, 2008**.

Commission expires: May 23, 2009

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

L. Dyke Tatum Notary Public