WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Glenda Lamberth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2010.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DEANIE L. GREGORY DAVIDSON COUNTY

Deanie L. Gregory, Atty. THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steve Lamberth	Steve Lamberth	051-10-0D-112.00CO
(NAME)	(NAME)	
1409 Lewis Road	Same	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Frances D. Gwinn, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve Lamberth and wife, Glenda Lamberth, 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 "A" on the Plan of Oakland Trace Condominiums, Section II, of record in Book 6200, Page 558, as amended in Book 7302, Page 648, Register's Office for Davidson County, Tennessee, and as shown in Master Deed establishing a Horizontal Property Regime with respect to Oakland Trace Condominiums, Section II, which Master Deed is of record in Book 7111, Page 295 and amended in Book 7302, Page 648, said Register's Office. Those rights and obligations of unit owners along with any and all easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of Oakland Trace Condominiums, Section II, contained in said Master Deed and the By-Laws appended thereto are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Allen F. Gwinn and wife, Frances D. Gwinn by deed from Harlan W. Roberts and wife, Judy H. Roberts of record in Book 7951, Page 111, dated September 29, 1989, in the Register's Office for Davidson County, Tennessee. The said Allen F. Gwinn having since died on February 16, 1991.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF OAKLAND TRACE, SECTION TWO OF RECORD IN BOOK 6993, PAGE 118 AS AMENDED IN INSTRUMENT NO. 20010629-0069331, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO TERMS AND CONDITIONS OF MASTER DEED OF RECORD IN BOOK 7111, PAGE 295, AS AMENDED IN BOOK 7302, PAGE 648, SAID REGISTER'S OFFICE AND SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON PLAN OF OAKLAND TRACE, SECTION II OF RECORD IN BOOK 6200, PAGE 558, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 1409 Lewis Road, Condominium, Madison, TN 37115
(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 my hand this 25th day of June, 2010.

Frances D. Gwinn
Frances D. Gwinn

BILL GARRETT, Davidson County
Trans:T20100039198 DEEDWARR
Recvd: 06/28/10 13:22 2 pgs
Fees:13.00 Taxes:407.00

20100628-0050258

File No.: 2010-0142
TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24th day of June, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frances D. Gwinn**, with whom I am personally acquainted (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 she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY