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 $219,127.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2010.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

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
Akshar Properties, Inc.	Akshar Properties, Inc.	06008010400
(NAME) P. O. Box 24	(NAME) P. O. Box 24	
(ADDRESS) Crossville, TN 38557	(ADDRESS) Crossville, TN 38557	
(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, William S. Lamberth and Glenda Lamberth, as husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Akshar Properties, Inc., 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 Lot No. 1 as shown on the map entitled Lamberth Subdivision, a plat which is recorded in Plat Book 8250, Page 964, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Herbert L. Cheatham and wife, Beverly Cheatham by deed dated March 16, 2000 from William S. Lamberth and wife, Glenda Lamberth of record as Instrument No. 20000323-0029453, Register's Office for Davidson County, Tennessee. Being further conveyed to William S. Lamberth and wife, Glenda Lamberth by Quitclaim Deed dated September 7, 2004 from Herbert L. Cheatham and wife, Beverly Cheatham of record as Instrument No. 20040908-0108490, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF LAMBERTH SUBDIVISION OF RECORD IN PLAT BOOK 8250, PAGE 964, REGSITER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 2485, PAGE 306 AND BOOK 9669, PAGE 748, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 2908 Hillhurst Drive, Nashville, TN 37207
(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 2nd day of July, 2010.

William S. Lamberth

Glenda Lamberth

BILL GARRETT, Davidson County
Trans:T20100040983 DEEDWARR
Recvd: 07/02/10 15:26 2 pgs
Fees:13.00 Taxes:810.77
20100702-0052387

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of July, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William S. Lamberth and Glenda Lamberth***, 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 they executed the same as their free act and deed.

*** as husband and wife**

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

