BILL GARRETT, Davidson County
Trans:T20100050141 DEEDWARR
Recvd: 08/12/10 15:24 2 pgs
Fees:13.00 Taxes:453.25
20100812-0063878

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Pillponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Karen E. Carter Michael A. Lamprecht 1018 17th Avenue South, Unit 11 Nashville, Tennessee 37212	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 104040D01100CO

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

MARK LAMBERT, Executor of the Estate of Kendall Moore, with full authority to sell and convey

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

KAREN E. CARTER and husband MICHAEL A. LAMPRECHT

HEREINAFTER called the GRANTEE, 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 No. 11, together with the appurtenant interest in common elements of Lincoln Homeowners Association Condominiums, a horizontal property regime established by Master Deed of record in Book 6942, Page 585 and amended in Book 7357, Page 854, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" in the aforementioned Master Deed, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kendall Moore, unmarried, by warranty deed from Christopher J. Page, a single man, of record in Instrument No, 2005125-0008982, Register's Office for Davidson County, Tennessee. Kendall Moore having since deceased and Mark Lambert being named as Executor of the Estate of Kendall Moore pursuant to the Last Will and Testament of Kendall Moore, of record in the Probate Court for Davidson County, Tennessee.

This is improved property known as 1018 17th Avenue South, Unit # 11, Nashville, Tennessee 37212

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, their heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 10th day of August, 2010.

MARK LAMBERT, Executor of the Estate of Kendall Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **MARK LAMBERT, Executor of the Estate of Kendall Moore,** with full authority to sell and convey, and with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 10th day of August, 2010.

NOTARY PUBLIC
My Commission Expires:

CANDACE C. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES:
September 15, 2010

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $122,500.00

AFFIANT

Sworn to and subscribed to before me this 11th day of August, 2010.

NOTARY PUBLIC

My Commission Expires: 11-4-13

TARA HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY