WARRANTY DEED

REAGAN E. DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 6, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $55,000.00

Affiant

Subscribed and sworn to before me this 6 day of Dec, 2010

Notary Public
My Commission expires: Jan 6, 2014
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Homesteady Properties, LLC	SAME	083-03-0-152.00
115 Chapel Avenue		
Nashville, TN 37206	,	

Davidson County DEEDWARR
Recvd: 12/07/10 13:09 2 pgs
Fees:13.00 Taxes:203.50
20101207-0097431

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Donald Lee Lambert, Randall Lee Lambert, Thomas Ray Lambert and Sharron Napper, the Heirs-at-Law of Nancy Jean Meadows**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Homesteady Properties, LLC**, its successors and/or assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Resubdivision of Lots No. 34 and 51, W.S. Ashworth Subdivision, of record in Book 4350, page 176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cecil Kenneth Meadows and Nancy Jean Meadows, by deed from Raymond Burns, and wife, Delores Burns, on July 26, 1976, of record in Book 5049, page 721, Register's Office for Davidson County, Tennessee. And further conveyed to Nancy Jean Meadows by Quitclaim Deed from Cecil Kenneth Meadows of record in Book 5970, page 566, said Register's Office. the said Nancy Jean Meadows having died testate on August 6, 2010, a resident of Davidson County, Tennessee leaving Donald Lee Lambert, Randall Lee Lambert, Thomas Ray Lambert and Sharron Napper as the devisees under the Last Will and Testament of Nancy Jean Meadows, entered into the Probate Court for Davidson County, Tennessee, on September 10 under Docket No. 10P-1403.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4350, page 176, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6489, page 143, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2114 Carter Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 3, 2010.

The Heirs-at-Law of Nancy Jean Meadows

Donald Lee Lambert

Randall Lee Lambert
by Donald Lee Lambert, as Attorney-in-fact

Thomas Ray Lambert
by Donald Lee Lambert, as Attorney-in-fact

Sharron Napper
by Donald Lee Lambert, as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, **Donald Lee Lambert**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 3, 2010

My commission expires: 8/23/11

Notary Public

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Donald Lee Lambert** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Randall Lee Lambert, Thomas Ray Lambert, and Sharron Napper** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s) **Randall Lee Lambert, Thomas Ray Lambert, and Sharron Napper**, the bargainor(s), by the said **Donald E. Lambert**, as Attorney-in-Fact.

WITNESS my hand and seal, this 3rd day of December, 2010.

NOTARY PUBLIC My Commission Expires: 8/23/14

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY