59,000.00

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110026549 DEEDWARR
Recvd: 05/04/11 14:55 2 pgs
Fees:13.00 Taxes:218.30
20110504-0034380

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laine E. Kelly	SunTrust Mortgage, Inc.	07112026500
(NAME)	(NAME)	
903 Ward Street	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Richmond, VA 23224	
(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, Janice Faye Wallace Lambert, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laine E. Kelly, unmarried 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:

Being the easterly 60 feet of the westerly 130 feet of Lots No. 1, 2 and 3 on the Map of T. I. Ward's Re-Subdivision of certain lots in Williams & Hayes Company's Belleview Plan of Lots, of record in Book 974, page 48, Register's Office for said County.

Said parts of said lots front 60 feet on the northerly side of Ward Street and run back between parallel lines 161 feet to a dead lines.

Being the same property conveyed to James B. Wallace and wife Patsy Allen Wallace, by Warranty Deed from James J. Alexander and wife, Louise C. Alexander dated October 1, 1958, of record in Book 2807, Page 279, Register's Office for Davidson County, Tennessee. The said James B. Wallace predeceased Patsy Allen Wallace. The said Patsy Allen Wallace having since died intestate leaving to her sole heir at law Janice Faye Wallace Lambert reference Heirship Affidavit of record in Instrument No. 20110504-0034379, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 903 Ward Street, 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 my hand this 29th day of April, 2011.

Janice Faye Wallace Lambert

Janice Faye Wallace Lambert

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Faye Wallace Lambert, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 29th day of April, 2011.

Commission expires:

Notary Public

