BILL GARRETT, Davidson County
Trans:T20110034527 DEEDWARR
Recvd: 06/09/11 10:42 2 pgs
Fees:13.00 Taxes:906.50
20110609-0044182

WARRANTY DEED

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$245,000.00**

Hillary Lorrence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2011.

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 2/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Terry and Celeste Lamberth	Mortgage Investors Group	**117080059.00**
(NAME)	(NAME)	
1711 Gale Lane	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Knoxville TN 37923	
(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, **Juanita Walker, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Terry, an unmarried man and Celeste Lamberth, an unmarried woman, as tenants in common with rights of survivorship,** 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 northwesterly 25 feet of the northeasterly 145 feet of Lot No. 23 and the southeasterly 30 feet of the northeasterly 145 feet of Lot No. 24, on the Changed Plan of a Subdivision of Lots Nos. 11 to 15, inclusive of Belmont Terrace Annex No. 1, as of record in Book 547, Page 99, Register's Office for said County.

Beginning at a point on the southwesterly margin of Gale Avenue, Extended, 190 feet southeast of the southeasterly margin of Bright-wood Avenue; thence with the southwesterly marginof Gale Avenue, Extended, southeasterly 55 feet; thence at right angles south-westerly 145 feet; thence at right angles northwesterly 55 feet; thence at right angles northeasterly 145 feet to the beginning. Included in the above referenced legal description but expressly excluded from this conveyance is that portion of the property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation in Deed Book 4796, Page 55.

Being the same property conveyed to Ralph Walker and wife, Juanita Walker by deed dated December 28, 1964 from Federal Housing Commissioner of record in Book 3854, page 934, Register's Office for Davidson County, Tennessee. The said Ralph Walker has since died survived by his wife, Juanita Walker.

unimproved ☐

This is improved ☒ property, known as **1711 Gale Lane, Nashville, TN 37212**

(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 **8th day of June, 2011**.

Juanita Walker.

Juanita Walker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Juanita Walker** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of June, 2011.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public