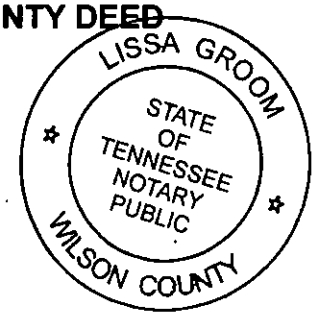
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20110045405 DEEDWARR
Recvd: 07/27/11 10:08 2 pgs
Fees:13.00 Taxes:564.25

20110727-0057358

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$152,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 11·5·2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremy W. Lamb	Regions Bank d/b/a Regions Mortgage	086140B14400
(NAME)	(NAME)	
3429 Parkwood Court	2050 Parkway Office Circle, RCN-6, Mail Code ALBH40602B	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Daren Rich an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jeremy W. Lamb and Heather M. Lamb Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 94 on the plan of Fleet wood Subdivision, Phase Two of record in Plat Book 6900, Page 738-739, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Daren Rich by deed from Sarah Lynn Rich, dated 12/11/2006 and filed for record on 12/21/2006 in Instrument No. 20061221-0157091, said Register's Office.
All matters as set forth on the plat of record in Plat Book 6900, Page 738 and 739, Register's Office for Davidson County, Tennessee

PUD Boundary Plat of record in Book 6900, Page 225, said Register's Office.

Storm Water Detention Agreement of record in Book 7107, Page 408, said Register's Office.

Restrictions of record in Book 7170, Page 987, as amended in Book 7628, Page 6 and Instrument No. 20110526-0040493, Register's Office for Davidson, County, Tennessee.

Charter of the Homeowner's Association of record in Book 7114, Page 370, Register's Office for Davidson County, Tennessee.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3429 Parkwood Court, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 22nd day of July, 2011.

James Daren Rich

State of Tennessee
County of Wilson

Personally appeared before me James Daren Rich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of July, 2011.

Notary Public Escrow Officer
My Commission Expires: 10-27-11

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122