| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Rhonda G. Lambert<br>5136 Southfork Blvd<br>Old Hickory, TN 37138 | New Owner | 063-16-0-C-034.00CO |

**THIS INSTRUMENT PREPARED BY:**
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20110048090 DEEDWARR
Recvd: 08/05/11 14:11 2 pgs
Fees:13.00 Taxes:628.63
20110805-0060522

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$169,900.00**

Rhonda G Lambert
Affiant

Subscribed and sworn to before me, this the 29th day of July, 2011.

Tina Hawk
Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My Commission Expires: 1/30/2012
(Affix Seal)

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Eatherly Properties, a proprietorship, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Rhonda G. Lambert, an unmarried woman, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 34 on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, filed for record in Instrument No. 20010703-0070299, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eatherly Properties, a Proprietorship, by Special Warranty Deed from Jo-Mac Properties, LLC, a Tennessee limited liability company, dated September 5, 2007, of record in Instrument No. 20070910-0108555, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is mproved property located at: **5136 Southfork Blvd, Old Hickory, TN 37138**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **29th** day of **July, 2011**.

**Eatherly Properties, a proprietorship**

By **J.D. Eatherly**
It's **Proprietor**

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **J.D. Eatherly**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Proprietor** of **Eatherly Properties,** the within named bargainor, a proprietorship, and that he as such **Proprietor**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the proprietorship by himself as **Proprietor**.

Witness my hand and Official Seal this the **29th** day of **July, 2011**.

Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 1/30/2012