File No. 120306

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120036303 DEEDWARR
Recvd: 05/17/12 09:48 2 pgs
Fees:13.00 Taxes:173.53
20120517-0042706

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,900.00

P Stephen Lampe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-26-16
(AFFIX SEAL)

JANET L. A... STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madison Martin	Bank of America, N.A.	043-02-O-A/206.00
(NAME)	(NAME)	
206 Cedarwood Lane	840 Crescent Center Dr. #460	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, P. Stephen Lampe and Mark A. Lampe, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Madison Martin and Brian D. Martin, wife and husband, 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:

Land in Davidson County, Tennessee, being Unit No. 206 on the Plan of a resubdivision of a portion of Cedarwood Courtyard Homes, of record in Book 5200, Page 590, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to P. Stephen Lampe and Mark A. Lampe by deed from Esther B.Lampe, dated November 18, 1992 and recorded on November 19, 1992 in Book 8791, Page 568, Register's Office, Davidson County, Tennessee.

P. Stephen Lampe and Mark A. Lampe further conveyed a life estate to Esther B. Lampe by quitclaim deed dated July 7, 2001 and recorded on August 7, 2001 in Instrument No: 20010807-0084733, Register's Office for Davidson County, Tennessee. Esther B. Lampe, life tenant died on December 30, 2011. (Esther B. Lampe is one and the same as Esther Bowers Lampe)

Declaration of Covenants, Conditions and Restrictions of record in Book 5302, page 546, and as amended in Book 5495, Page 661, and as amended in Book 6053, Page 422, and as amended in Book 6119, Page 402, and as amended in Book 6216, Page 434, and as amended in Book 6707, Page 216, and as amended in Book 9010, Page 503, and as amended in Book 9010, Page 505,, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 206 Cedarwood Lane, Madison, TN 37115
(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

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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 our hands this 11th day of May, 2012.

P. Stephen Lampe

Mark A. Lampe

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named P. Stephen Lampe and Mark A. Lampe, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of May, 2012.

Commission expires: 1-26-16

Notary Public

JANET L. / STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER