BILL GARRETT, Davidson County
Trans:T20130057355 DEEDWARR
Recvd: 07/05/13 11:04 2 pgs
Fees:13.00 Taxes:545.75
20130705-0069681

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130600414

WARRANTY DEED

LAURA MITCHELL
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
$147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 1st day of JULY, 2013

Notary Public

MY COMMISSION EXPIRES: 5/20/14

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBIN E. WILLIS 1609 BERRYWOOD ROAD NASHVILLE, TN 37216	SWBC Mortgage Corporation 9311 San Pedro Avenue, Suite100 San Antonio, TX 78216	072-08-0-055.00

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,

ETHEL B. LAMBERTH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBIN E. WILLIS, AN UNMARRIED WOMAN

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 Lot No. 8 on the Plan of Geneiva Heights, Section 2, as of record in Book 2854, Page 106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to J. D. Lamberth and wife, Ethel B. Lamberth by Warranty Deed from Maddux Construction Company, Inc., dated 5/15/61 and recorded 5/16/61 in Book 3223, Page 538, Register's Office for Davidson County, Tennessee. The said J. D. Lamberth having since died on February 29, 2008, leaving property vested solely to Ethel B. Lamberty.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1609 BERRYWOOD ROAD, NASHVILLE, TN 37216**
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 our hands this 1st day of JULY, 2013.

Ethel B. Lamberth by Julie E. Lamberth, Atty in Fact

ETHEL B. LAMBERTH BY JULIE E. LAMBERTH, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of July, 2013, before me personally appeared Julie E. Lamberth to me known to be the person who executed the foregoing instrument in behalf of Ethel B. Lamberth as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Ethel B. Lamberth.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of July, 2013.

Commission Expires:_____

Notary Public



MY COMMISSION EXPIRES:
September 9, 2014