WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HERBERT L. CHEATHAM AND SAMANTHA M. SEAY, BOTH UNMARRIED	Herbert L. Cheatham	08203016300
(NAME)	(NAME)	BILL GARRETT, Davidson County
914 Stockell Street	914 Stockell Street	Trans:T20130059048 DEEDWARR Recvd: 07/11/13 11:09 2 pgs Fees:13.00 Taxes:303.40
(ADDRESS)	(ADDRESS)	20130711-0071726
Nashville, TN 37207	Nashville, TN 37207	
(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, WILLIAM STEVE LAMBERTH AND WIFE, GLENDA P. LAMBERTH, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HERBERT L. CHEATHAM AND SAMANTHA M. SEAY AS TENANTS IN COMMON WITH RIGHT 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 27 on the Map of THE BENEDICT LAND COMPANY'S SUBDIVISION OF THE LINDSLEY TRACT, as of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet on the westerly side of Stockell Street and runs back between parallel lines 180 feet, more or less, to an alley.

Being the same property conveyed to the Grantors herein by Warranty Deed from ~~William Steve Lamberth and wife, Glenda P. Lamberth~~ Eloise M. Eubank * which deed is being recorded simultaneously herewith in the Register's Office for ~~Davidson County, Tennessee as Instrument No.~~

*** by and through her Attorney-in-Fact, Frances M. Clinard, Attorney-in-Fact, which deed is dated April 24, 1998 and recorded in Book 10902, Page 668, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2013 ANDFURTHER SUBJECT TO THOSE MATTERS APPEARING ON THE MAP OF THE BENEDICT LAND COMPANY"S SUBDIVISOIN OF THE LINDSLEY TRACT OF RECORD IN BOOK 332,PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO EASEMENTS OF RECORD.

unimproved ☐

This is improved ☑ property, known as 914 Stockell Street, Nashville, TN 37207

(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 our hands this 10th day of July, 2013.

William Steve Lamberth

Glenda P. Lamberth

STATE OF TENNESSEE

COUNTY OF Davidson

On this 10th day of July, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Steve Lamberth and** * and wife **Glenda P. Lamberth**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, DEANIE L. GREGORY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115