This instrument prepared by and after recording return to:

Bell Title, LLC
Mark Leedom, Atty.
1616 Westgate Circle
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130089136 DEEDWARR
Recvd: 10/16/13 12:54 2 pgs
Fees:13.00 Taxes:647.50
20131016-0108069

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Cynthia L. Brewer **4512 Hawthorn Drive** **Nashville, Tenn. 37214**	**Franklin American Mortgage** **501 Corporate Cntr. Dr. #400** **Franklin, Tenn. 37067**	**62-2-B-226**

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That **Daniel E. Lambert and Esther H. Lambert, husband and wife,** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Cynthia L. Brewer, unmarried** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Final Plat, Cluster Lot Development, Abbington Park, Phase One-Section Five, of record in Instrument No. 20060113-0005368, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Daniel E. Lambert by deed from Beazer Homes Corp. dated 7/20/06 of record in Instrument No. 20060731-0092000, Register's Office for Davidson County, Tennessee. By quitclaim deed dated 8/21/08 of record in Instrument No. 20080916-0094559, said Register's Office, Daniel E. Lambert conveyed an undivided one-half interest in said property to Esther H. Lambert.

This conveyance is subject to taxes for the year 2014 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

This is unimproved property which bears the address of: 4512 Hawthorn Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the _____ day of **October, 2013.**

ATTORNEY IN FACT
Daniel E. Lambert

ATTORNEY IN FACT
Esther H. Lambert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally aPPEARED BEFORE ME, THE UNDERSIGNED, A Notary Public in and for said County and State, the within named Bruce McNeilage, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowldeged that he is the attorney in fact for Daniel E. Lambert and Esther H. Lambert and that he is authorized by Daniel E. Lambert and Esther H. Lambert to execute this instrument on their behalf.

Witness my hand and seal at office in Brentwood, Tennessee, this ±4th day of October, 2013.

My commission expires: 9/11/17

Notary Public

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this property (whichever is greater) is : $175,000.00

Sworn to and subscribed before me this 14th day of October, 2013.

Affiant

Notary Public

My commission expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF