Map and Parcel: 095020 127.00

This Instrument Was Prepared By:

William J. Yost, Attorney
WILLIAMSON COUNTY ESCROW AND TITLE, INC.
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:

Gary E. Slattery
2217 June Drive
Nashville, TN 37214

Mortgagee:

Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JAMES HAMILTON LAMB, a married person, Grantor, has bargained and sold and by these presents does transfer and convey unto GARY E. SLATTERY, an unmarried person, Grantee, his heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Walnut Grove Subdivision recorded in Plat Book 2133, page 87, in the Register's Office for Davidson County, Tennessee, being more fully described as follows:

Said Lot No. 4 fronts 105 feet on the south side of June Drive and runs back 174.9 feet on the east line and 174.8 feet on the west line, to a dead line measuring 105 feet thereon.

Being the same property conveyed to James Woodrow Lamb and wife, Ruth D. Lamb, by Warranty Deed from E. S. Evans, Inc. of record in Book 2397, Page 533, in the Register's Office for Davidson County, Tennessee. The said James Woodrow Lamb died on October 17, 1968, and said property vested in Ruth D. Lamb by operation of law as the surviving tenant by the entirety. Ruth D. Lamb died intestate on October 7, 2010, and said property vested in her two children, James Hamilton Lamb and Ruth Anne Lamb, her only heirs at law. Ruth Anne Lamb died intestate on April 14, 2013 and her interest in said property vested in James Hamilton Lamb, her only heir at law.

This is not the principal place of residence of the Grantor or the spouse of the Grantor.

BILL GARRETT, Davidson County
Trans:T20130090514 DEEDWARR
Recvd: 10/21/13 15:42 3 pgs
Fees:18.00 Taxes:388.50
20131021-0109806

This is ( ) unimproved (X) improved property with an address of 2217 June Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that he is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) Matters appearing on the plan of Walnut Grove of record in Plat Book 2133, Page 87, Register's Office of Davidson County, Tennessee. 2) Terms and conditions of restrictive covenants contained in instrument of record in Book 2271, Page 541, Register's Office of Davidson County, Tennessee. 3) Easements as set forth in instrument of record in Book 2397, Page 533, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind himself, his heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 18 day of October, 2013.

JAMES HAMILTON LAMB

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES HAMILTON LAMB, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of October, 2013.

JEAN C. POTEETE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/22/2017

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Hundred Five Thousand and no/100 Dollars ($105,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 4-24-17

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.