WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140021356 DEEDWARR
Recvd: 03/31/14 13:36 2 pgs
Fees: 13.00 Taxes: 633.63

20140331-0026321

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of March, 2014

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle E Lamb, Melynda L Lamb and Lukas Lamb	~~CASH~~ Kyle E. Lamb	156 02 0 183.00
(NAME) 793 Harpeth Bend Dr	(NAME) 793 Harpeth Bend Dr.	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37211	
(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, I/WE, **Robert B. Atkin and Catherine S. Atkin**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lukas Lamb, Melynda Lamb, and Kyle Lamb as Tenants in Common**, 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. 735 on the Plan of Section Two Harpeth Woods, of record in Plat Book 5200, page 280, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Robert B. Atkin and spouse, Catherine S. Atkin by Warranty Deed from John Stuart Salmon and wife, Elizabeth I. Salmon dated June 24, 2005, of record in Instrument No. 20050627-0073616, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 793 Harpeth Bend Dr, Nashville, TN 37221

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, has 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 _____ day of March, 2014

X Robert B Atkin
Robert B Atkin

X Catherine S Atkin
Catherine S Atkin

STATE OF California
COUNTY OF Santa Barbara

Personally appeared before me, the undersigned authority, **Robert B Atkin and Catherine S Atkin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

X

Witness my hand and official seal, this 25 day of March, 2014

Dora Pitones
Notary Public

My commission expires: April 7, 2017

DORA PITONES
Commission # 2018274
Notary Public · California
Santa Barbara County
My Comm. Expires Apr 7, 2017

Return To:
Foundation Title & Escrow, LL
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 3712.