This instrument prepared by and after recording return to:

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

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

# WARRANTY DEED

**********

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| **Jay A. Saar** | **New Owner** | **126-16-A-274CO** |
| **6245 Rivervalley Drive** | | |
| **Nashville, TN 37221** | | |

**********

That **Tami W. Lambert,** (herein called the "Grantors"), 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 **Jay A. Saar and wife, Susan L. Saar,** (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. 306 on the Plan of Riverwalk, Phase 2A, section 2, of record in Instrument No. 20031014-0151984, Register's Office of said County, to which reference is hereby made for a more particular description.**

**Being the same property conveyed to Tami W. Lambert by deed from Corinthian Custom Homes, Inc. dated 12/3/04 of record in Instrument No. 20041209-0146899, Register's Office of Davidson County, Tennesssee.**

**This is improved property which bears the address of: 6245 Rivervalley Drive, Nashville, Tennessee 37221.**

**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 **14th** day of **April, 2014.**

**Tami W. Lambert**

BILL GARRETT, Davidson County
Trans:T20140027005 DEEDWARR
Recvd: 04/22/14 08:49 2 pgs
Fees:13.00 Taxes:928.70

20140422-0033343

**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, **Tami W. Lambert,** the bargainor(s), 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 and official seal at office at Brentwood, Tennessee, on this **14th** day of **April, 2014.**

Notary Public

Commission Expires: 3-30-15

DAVIDSON ★ TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
COUNTY, TENNESSEE ★

**State of TENNESSEE**
**County of WILLIAMSON**

The actual consideration or value for this property (whichever is greater) is **$251,000.00**.

Sworn to and subscribed before me this **14th** day of **April, 2014.**

Affiant

Notary Public

My Commission Expires:

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017