BILL GARRETT, Davidson County
Trans:T20140040164 DEEDWARR
Recvd: 06/06/14 15:55 2 pgs
Fees:13.00 Taxes:772.93
20140606-0049621

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF TENNESSEE 1916
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 2014.

Notary Public
MY COMMISSION EXPIRES: 7-6-14

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Andrea Nicole Lambert	Send Tax Bills To: SunTrust Mortgage
(Name) 1113 Holt Hills Place	(Name) PO Box 79041
(Street Address or Route Number) Nashville, TN 37211	(Street Address) Baltimore, MD 21279-0041
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 172150A05700CO

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, Sutton Nelson, an unmarried woman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrea Nicole Lambert and Andrew H. Wiltz, as joint tenants 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. 69 on the Plan of Section Five, Holt Woods, as of record in Plat Book 9700, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Sutton Nelson, unmarried by deed from Faith Klein Herrgesell and husband, Carl Herrgesell, filed of record in Instrument No. 20120606-0049171, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to:
1. Declaration of Covenants, Conditions and Restrictions of record in Book 9570, page 22 and Book 9745, page 41, said Register's Office.
2. By-Laws of Holt Woods Homeowners Association, Inc. filed in Book 9570, page 13, said Register's Office.
3. Dedication of common area to Holt Woods Homeowners Association, Inc. filed in Instrument No. 20020807-0095356, said Register's Office.
4. Charter of Incorporation for Holt Woods Homeowners Association, Inc. filed in Book 9570, page 5, said Register's Office.
5. All matters appearing plan of record in Book 9700, page 10, said Register's Office.
6. Sanitary Sewer Easement filed in Book 10316, page 585, said Register's Office.

This is improved property known as 1113 Holt Hills Place, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 4th day of June, 2014.

Seller Sutton Nelson

Sutton Nelson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Sutton Nelson, unmarried, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/~~she~~/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of June, 2014.

My commission expires ~~11/ 5/2014~~. 3/6/18

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018