BILL GARRETT, Davidson County
Trans:T20140044952 DEEDWARR
Recvd: 06/25/14 09:44 2 pgs
Fees:13.00 Taxes:554.82

20140625-0055416

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 149,950.00

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2014.

Notary Public

My commission expires: 3-01-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ADAM MCCULLOUGH **JENNIFER MCCULLOUGH**	**FIRSTBANK**	**07511003200**
609 BATON ROUGE CT	**3500 BLUE LAKE DRIVE, SUITE 325**	
HERMITAGE, TN 37076	**BIRMINGHAM, AL 35243**	

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 ACKNOWLEDGE, WE,

GAYE C. LAMBERT and JAMES F. LAMBERT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ADAM MCCULLOUGH AND JENNIFER MCCULLOUGH, HUSBAND AND WIFE

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:

BEING LOT NO. 450 ON THE PLAN OF HIGHLANDS OF TULIP GROVE, SECTION 2, AS SHOWN OF RECORD IN PLAT BOOK 4675, PAGE 93, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GAYE C. LAMBERT AND HUSBAND, JAMES F. LAMBERT, BY WARRANTY DEED FROM JAMES P. HARPER, JR., UNMARRIED, DATED 03/30/2007 AND RECORDED ON 04/04/2007 IN INSTRUMENT NUMBER 20070404-0040564, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $135,000.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 609 BATON ROUGE CT, HERMITAGE, TN 37076.

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, have a good right to convey it and the same in 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

GCL

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 my/our hand(s) this 22nd day of May, 2014.

Gaye C. Lambert
GAYE C. LAMBERT

James F. Lambert
JAMES F. LAMBERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, GAYE C. LAMBERT and JAMES F. LAMBERT, the within named Grantor(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, at office, this 22nd day of May, 2014.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY