BILL GARRETT, Davidson County
Trans:T20140045562 DEEDWARR
Recvd: 06/26/14 13:43 3 pgs
Fees:18.00 Taxes:473.60
20140626-0056096

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $128,000.00..... Affiant Subscribed and sworn to before me, this 11th day of June, 2014. Notary Public My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner As Follows: Alvaro V. Lambertis 1508 Lincoya Bay Drive Nashville, TN 37214	Send Tax Bills To: Franklin American Mortgage Company 501 Corporate Centre Dr. Ste 400 Franklin, TN 37067	Map-Parcel Number: 109-05-0D-094.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kathleen Eastman, f/k/a Kathleen E. Taylor, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alvaro V. Lambertis*** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

*, an unmarried man

Land in Davidson County, Tennessee, being Unit No. 1508 in the Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, as described in and depicted on the plan of The Cottages of Williams Bend, a Horizontal Property Regime, filed as Exhibit C to and established by the Declaration of Covenants, Conditions, and Restrictions of record as Instrument No. 20040628-0076712, amended as Instrument No. 20041028-0129585 and 20050923-0114373, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete description of said unit.

Being the same property conveyed to Kathleen E. Taylor, unmarried, by deed from 70 South Associates, LLC, a Tennessee limited liability company, of record in Instrument

No. 20060327-0034175, dated March 24, 2006, said Register's Office. The said Kathleen E. Taylor has since married and is now known as Kathleen Eastman.

Charles Eastman, Jr. joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Kathleen Eastman.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record as Instrument No. 20000918-0092189, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20040628-0076712 and amended as Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7121, page 169, said Register's Office.

5. Easement Agreement of record in Book 6185, page 216 and Book 7498, page 726 and amended as Instrument No. 20000331-0032369 and Instrument No. 20021204-0149457, said Register's Office.

6. Sewer Easement as set out in the Warranty Deed of record in Book 5406, page 470, said Register's Office.

7. Restrictions as set out in the Warranty Deed of record as Instrument No. 20021204-0149456, said Register's Office.

8. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **1508 Lincoya Bay Drive, Nashville, TN 37214.**

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that she is 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 further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 17th day of June, 2014.

Kathleen Eastman

Kathleen Eastman

Charles Eastman, Jr.

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen Eastman, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of June, 2014

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Eastman, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of June, 2014

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016