BILL GARRETT, Davidson County
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20140801-0069330

STATE OF TENNESSEE, }
COUNTY OF DAVIDSON. }

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One & 00/100 ($1.00) Dollar, and other valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, ELIZABETH M. ANDERSON*, an married woman, (herein referred to as GRANTOR) does herby grant, bargain, sell and convey unto STACEY LAMBERTH BOYD, a married woman and KEVIN LAMBERTH, a married man, (herein referred to as GRANTEES) the following described real estate situated in Davidson County, Tennessee, to wit:

* n/k/a Elizabeth M. Anderson Martin

Being the Easterly 275 feet of the Northerly one-half of Lot No. 3, on the Map showing Subdivision of Mrs. Bettie Smith's Land, as filed for record in Book 843, at Page 59, in the Office of the Register of Davidson County, Tennessee, and described in accordance with that certain survey of Stephen A. Draper, Surveyor, dated September 17, 1958, as follows:

Beginning at a stone in the Westerly margin of Glencliff Road 200 feet more or less, South of the center line of Neese Avenue; thence with the margin of said Road, South 3°30'W, 100 feet to a point; thence N89°W, along a fence, 275 feet to an iron pin; thence S89° E, along a fence 275 feet to the beginning.

The hereinabove real property being the same the same property conveyed to Elizabeth M. Anderson and Susan Darlene Lamberth by virtue of a Warranty Deed from James Bradford Dunn which appears of record in Book 6214, at Page 601, in the Register's Office of Davidson County, Alabama.

The street address of the hereinabove described real property is 3135 Glencliff Road, Nashville, TN 37211.

For tax purposes the Map and Parcel Numbers of subject property are Map 11-15, Parcel 162 119 15 0 16200. The Unofficial Property Record Card of the Davidson County, Tennessee Tax Office shows an appraised value of the hereinabove referenced real property as $113,600.00.

For clarification purposes, Susan Darlene Lamberth is deceased. A copy of her Death Certificate has been duly filed for record in the Office of the Register of Davidson County, Tennessee.

No part of the hereinabove described real property constitutes the homestead of the herein named Grantor.

The herein named Grantees, by acceptance of subject property by virtue of this Warranty Deed, hereby agree to assume, and be responsible for, any debt on said property.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants, rights-of way and zoning ordinances which may appear of record in the Office of the Register of Davidson County, Tennessee, which may affect the hereinabove described real property.

The preparer of this instrument has served as a scrivener only, and has not examined title with respect to the property described herein; therefore, does not give an opinion with respect thereto. In addition, the preparer was provided with the legal description and names of Grantor and Grantees and gives no opinion as to the accuracy of same.

TO HAVE AND TO HOLD unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them, in fee simple, and then to the heirs and assigns of such survivor forever, together with every contingent remainder of right of reversion.

And I do for myself and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant

and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor hereunto set her hand and seal on this the 1st day of August, 2014.

Elizabeth M. Anderson Martin
ELIZABETH M. ANDERSON MARTIN

STATE OF TENNESSEE, }
COUNTY OF DAVIDSON. }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Elizabeth M. Anderson Martin, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 1st day of August, 2014.

[SEAL] EVIE A RUTLEDGE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Evie Rutledge
NOTARY PUBLIC
My Commission Expires: 10-20-2014

PREPARED BY:
STUART K. SMITH, P.C.
Post Office Box 130
Ozark, Alabama 36361
Telephone: (334) 774-2888
Facsimile: (334) 774-2890

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10,000
[signature], Affiant
Subscribed and sworn before me this the
1st Day of AUGUST, 2014.
L. Chandler, Deputy Register

New Owners
Stacey Lambeth Boyd
Kevin Lambeth
128 Faust Ave
Ozark, AL 36360

Tax Bills
Elizabeth M. Martin
3135 Glencliff Rd
Nashville, TN 37211