BILL GARRETT, Davidson County
Trans:T20140059146 DEEDWARR
Recvd: 08/12/14 14:48 3 pgs
Fees:18.00 Taxes:1008.25
20140812-0072795

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **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 $272,500.00. Affiant Subscribed and sworn to before me, this 8 day of August, 2014. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jessica M. Lamb 940 Gale Lane #113 Nashville, TN 37204	Legacy Home Loans, LLC 4025 Hillsboro Road Suite 601 Nashville, TN 37215	118050A03500CO

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, **AMANDA K. WALKER, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JESSICA M. LAMB,** an unmarried woman, hereinafter called the Grantee, her

heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being designated as Building 13, Apt., C, as shown on the Revised Plan of St. Martin Square, now known as 12th South Towers, of record in Book 4460, page 186, amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amanda K. Walker, a single woman, by deed dated November 10, 2011, from Jessica H Clark, an unmarried woman, of record in Instrument No. 20111116-0089650, Register's Office for Davidson County, Tennessee.

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 Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in book 4460, page 186, as amended by Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for St. Martin Square, of record in Book 4611, page 682, as amended in Book 4710, page 244 and Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee, and By-Laws of record at Book 4611, page 692, and Amended and Restated By-Laws of record in Instrument No. 199912300308948, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3934, page 203, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3943, page 932, Register's Office for Davidson County, Tennessee.

6. Common area conveyed to St. Martin Square Association of record in Book 4710, page 602, Register's Office for said County.

7. Charter of St. Martin Square Association of record in Book 4611, page 674 and Book 4711, page 48, said Register's Office, and Articles of Amendment of 12 South Towers Homeowners Association, of record at Book 20031107-0163682, Register's Office for said County.

8. Rights of others in and to the common elements.

This is improved property known as: 940 Gale Lane #113, Nashville, TN 37204.

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, her 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, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 8th day of August, 2014.

Amanda K. Walker

Amanda K. Walker

By: Barbara Keith Payne, Attorney in Fact

Barbara Keith Payne, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA KEITH PAYNE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of August, 2014.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

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