BILL GARRETT, Davidson County
Trans:T20140061461 DEEDWARR
Recvd: 08/20/14 09:37 2 pgs
Fees:13.00 Taxes:1942.50
20140820-0075533

MICHELLE W. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $525,000.00 Affiant Subscribed and sworn to before me, this 8th day of August, 2014 Notary Public My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Roy Lambert, Jr. and Elizabeth Leigh R. Lambert	**New Owner**	**104-15-00-0200**
2207 Natchez Trace		
Nashville, TN 37212		

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,

Hunter M. Rice and Marianne M. Rice, husband and wife

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

James Roy Lambert, Jr. and Elizabeth Leigh R. Lambert, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of a subdivision of Lots No. 31 and 32, Bransford Realty Co. Westmoreland Subdivision, of record in Plat Book 547, Page 113, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hunter M Rice and spouse, Marianne M. Rice by deed from Thomas J. Graves and spouse, Eliza T. Graves of record in Instrument No. 20050701-0076018 Register's Office for Davidson County, Tennessee, dated June 30, 2005 and recorded on July 01, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; Subject to all matters shown on the Plan of record in Plat Book 547, Page 113, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2207 Natchez Trace, Nashville, TN 37212.

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 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 GRANTEES, 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 our hands this 8th day of August, 2014.

Hunter M. Rice

Marianne M. Rice

By: Attorney-in-Fact
Hunter M. Rice, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Hunter M. Rice, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

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

Notary Public

J. CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 3, 2015

My Commission Expires: 3-3-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Hunter M. Rice, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Marianne M. Rice for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Marianne M. Rice, and is authorized by him/her to execute this instrument on her behalf.

This the 8th day of August, 2014.

Notary Public

J. CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 3, 2015

My Commission Expires: 3-3-15

File #: 5014131
Record & return to:
Solomon Parks Title & Escrow, LLC
415 Main Street
Franklin, TN 37064