WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2014.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
H.J.L., LP	NEW OWNER	Parcel ID:
P.O. Box 140510		09508015400
Nashville, TN 37214		

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 acknowledged, we

Daniel Steven Lammers, Deborah L. Kennedy, John Richard Lammers, Denise Marie Lammers Pyburn, Douglas Joseph Lammers, Donna Michele Lammers Tumbleston, Devisees Under the Will of Camille Terese Lammers and Deborah L. Kennedy, Executrix of the Estate of Camille Terese Lammers

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
H.J.L., LP
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. 53 on the Plan of Woodberry Park, of record in Book 2133, Page 117, 118, and 119, Register's Office for said County.

Said Lot No. 53 fronts 110 feet on the westerly side of David Drive and runs back between lines, 168 feet on the northerly line and 192 feet on the southerly line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Edwin F. Lammers and wife, Carmela T. Lammers by deed from A & C Homes, Inc. of record in Book 2447, Page 37, said Register's Office, dated August 22, 1955. The said Edwin F. Lammers died July 6, 1987, leaving Carmela T. Lammers as surviving tenant by the entirety. The said Carmela T. Lammers (aka Camille T. Lammers) died testate on April 20, 2014, and the Will was admitted to Probate on May 15, 2014, as Probate No. 14P801, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2133, Page 117, 118, and 119, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2524 David 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 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 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.

BILL GARRETT, Davidson County
Trans:T20140072328 DEEDWARR
Recvd: 09/26/14 10:33 2 pgs
Fees:13.00 Taxes:517.63
20140926-0088787

Witness my hand this 25th day of September, 2014.

Estate of Camille Terese Lammers

BY: _____
Daniel Steven Lammers, Devisee

BY: _____
Deborah L. Kennedy, Devisee

BY: _____
John Richard Lammers, Devisee

BY: _____
Denise Marie Lammers Pyburn, Devisee

BY: _____
Douglas Joseph Lammers, Devisee

BY: _____
Donna Michele Lammers Tumbleston,
Devisee

BY: _____
Deborah L. Kennedy, Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Steven Lammers, Deborah L. Kennedy, John Richard Lammers, Denise Marie Lammers Pyburn, Douglas Joseph Lammers, and Donna Michele Lammers Tumbleston, Devisees under the Will of Camille Terese Lammers and Deborah L. Kennedy, Executrix for the Estate of Camille Terese Lammers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they as such Devisees under the Will of Camille Terese Lammers and Executrix of the Estate of Camille Terese Lammers they are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of September, 2014.

My Commission Expires: 8/23/16 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.