Record Return

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140095174 DEEDWARR
Recvd: 12/19/14 10:41 2 pgs
Fees:13.00 Taxes:721.50
20141219-0116302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 5.3.18

(AFFIX SEAL)

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Kimberli Davis	"New Owner" J+M Bank	161-06-0A-028.00-CO
(NAME)	(NAME)	
370 Oakley Drive, Apt. 1203	10 Cadillac Dr #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ashley Lamb, a single woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kimberli Davis, 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 Unit No. 28 of Oakhill Townhomes, Phase 1, as shown on Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record in Instrument No. 20070614-0071397 and Supplemental Declaration in Instrument No. 20080325-0030014 and Instrument 20080709-0070601, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ashley Lamb, a single woman by Warranty deed from Centex Homes, A Nevada General Partnership of record in Instrument No. 20130426-0041791 Register's Office for Davidson County, Tennessee, dated April 22, 2013 and recorded on April 26, 2013. Being a portion of the same property conveyed to Centex Homes, A Nevada General Partnership by Warranty deed from Gertrude Tibbs Ezell, an unmarried person of record in Instrument No. 20070202-0014134 Register's Office for Davidson County, Tennessee, dated January 23, 2007 and recorded on February 02, 2007.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1106 Thorncrest Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 15th day of December, 2014.

Ashley Lamb

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of December, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ashley Lamb**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
10-27-18

Notary Public,

SUSAN BOOTH CHILBERG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY