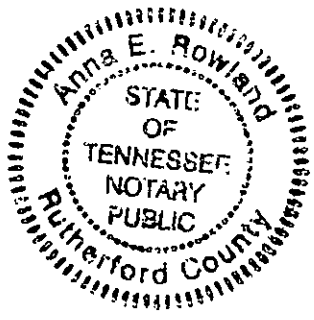


STATE OF TN
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is 50,000.00

Affiant

Subscribed and sworn to before me, this 12 day of December, 2014.

Notary Public

My commission expires: 8.18.18

BILL GARRETT, Davidson County
Trans: T20140095700 DEEDWARR
Recvd: 12/22/14 14:36 2 pgs
Fees: 13.00 Taxes: 185.00
20141222-0117000

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
640 Broadmor Blvd, Suite 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel N
NEW DAWN PROPERTY SOLUTIONS,	Same	162160A06700CO
22 SYCAMORE CT		
ANTIOCH, TN 37013		

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,

YVETTE GRADY LAMBERT, A MARRIED PERSON

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

NEW DAWN PROPERTY SOLUTIONS, LLC

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:

A certain condominium apartment in Davidson County, Tennessee, shown on the Plan of Mill Creek Club, Phase I, Section I, as of record in Book 4860, page 11, said Register's Office, more particularly described as follows:

Being Unit No. 22, Building No. 13, as shown on the Plan of Mill Creek Condominiums, Antioch, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO YVETTE BRISTOL, BY DEED FROM FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION OF TENNESSEE, DATED 05/09/1985 AND RECORDED ON 05/15/1985 IN BOOK 6557, PAGE 532, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. YVETTE BRISTOL HAS SINCE REMARRIED AND IS NOW YVETTE GRADY LAMBERT. HAROLD LAMBERT JOINS IN THIS INSTRUMENT TO CONVEY ANY MARITAL INTEREST HE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 22 SYCAMORE CT, ANTIOCH, TN 37013.

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 in 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/our hand(s) this 8 day of December, 2014.

YVETTE GRADY LAMBERT

HAROLD LAMBERT

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, YVETTE GRADY LAMBERT AND HUSBAND, HAROLD LAMBERT, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 08/04/2018

HOWARD F LOWE
NOTARY PUBLIC
COM. EXP. Feb. 4, 2018
GWINNETT COUNTY, GEORGIA