Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067

File #9521

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Lambert	Churchill Mortgage Corporation	087-01-0A-037.00-C
(NAME)	(NAME)	
4353 Chesney Glen Drive	761 Old Hickory Blvd #400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150042736 DEEDWARR
Recvd: 06/02/15 09:25 2 pgs
Fees:13.00 Taxes:617.90
20150602-0050867

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Judy Nelms, a married woman and Jason D. Nelms, a married man**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Daniel Lambert,** * hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

* and wife Andrea Lambert

Land in Davidson County, Tennessee, being Lot No. 88, on the Plan of Section 1B, Chesney Glen, of record in Plat Book 9700, Page 289, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Judy Nelms, a married woman and Jason D. Nelms, a married man by Warranty Deed from John P. Jernigan and wife, Sandra Y. Jernigan, dated 6/22/2006, recorded 7/31/2006 of record in Instrument No. 20060731-0092351, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 9700, Page 289, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 10278, Page 279, Charter of record in Book 10290, Page 256, First Amendment of record in Book 10449, Page 215, Second Amendment of record in Book 10449, Page 217, Second Supplementary Declaration of record in Book 10528, Page 73, Third Amendment of record in Book 10640, Page 944, Third Supplementary Declaration of record in Book 11317, Page 674, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 10357, Page 915, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4353 Chesney Glen Dr * Hermitage, TN 37076

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 27th day of May, 2015.

Judy Nelms

Jason D. Nelms

State of Tennessee
County of Wilson

Personally appeared before me Judy Nelms and Jason D. Nelms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of May, 2015.

Notary Public

My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122