# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/15 15:29 2 pgs
Fees:13.00 Taxes:925.00
**20150609-0054343**

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$250,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of May, 2015

Notary Public
My Commission expires: _____
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Spencer N. Lambright | Peoples Home Equity Inc. | 133-01-0-171.00 |
| 420 McClellan Avenue | 5205 Maryland Way Suite 100 | |
| Nashville, TN 37211 | Brentwood, TN 37027 | |

**WITNESSETH:** That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda J. Daeger n/k/a Amanda J. Chevalier and husband Marc Chevalier,,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Spencer N. Lambright and Emily A. Lambright, husband and wife, ,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Radnor Place or Radnor Terrace, as of record in Plat Book 421, Page 58, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.**

**Being the same property conveyed to Amanda J. Daeger and ~~Mary~~ Marc Chevalier, unmarried woman and unmarried man, as tenants in common with right of survivorship from Elizabeth Gammans-Webber, a/k/a Elizabeth Gammons, unmarried by Warranty Deed on August 18, 2006, of record in Instrument Number 20060901-0108276, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 58, Register's Office for Davidson County, Tennessee.

This is improved property known as: **420 McClellan Avenue, Nashville, TN 37211**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 28, 2015.

Amanda J. Chevalier

**Amanda J. Chevalier**

**Marc Chevalier**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda J. Chevalier and Marc Chevalier** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 28, 2015

My commission expires 11-5-2018

Notary Public

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER D. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY