WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055052 DEEDWARR
Recvd: 07/08/15 11:06 2 pgs
Fees:13.00 Taxes:777.00
20150708-0066152

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $210,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF JULY, 2015

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/13/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1248B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Alexandra Lauber	Mortgage Investors Group	119-06-0-231.00
2402 Pickell Dr.	8320 East Walker Springs Lane	
Nashville, TN 37210	Knoxville, TN 37923	

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,

EMILY LAMBRIGHT, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALEXANDRA LAUBER, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 60 on the Plan of Part of the W.C. Miller Home Place Sterling Heights Section Three, of record in Plat Book 1424, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 60 fronts 80 feet on the East side of Pickell Drive and runs back between lines, 159.1 feet to the North line and 158.5 feet on the South line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Emily Keafer, a single person by Warranty deed from Tommy Mayo and Ronny Mayo, Devisees of The Estate of Nellie P. Bryan of record in Instrument No. 20080730-0077759 Register's Office for Davidson County, Tennessee, dated July 25, 2008 and recorded on July 30, 2008.
Emily Keafer having since married and being known as Emily Lambright.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 113, Register's Office for Davidson County, Tennessee.

This is property known as 2402 Pickell Dr., Nashville, TN 37210

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 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 hand on the 6th day of July, 2015.

Emily Lambright

Spencer Lambright

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, EMILY LAMBRIGHT AND SPENCER LAMBRIGHT, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of July, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1248B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027