WARRANTY DEED

CHRISTOPHER R. JACKSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JoAnn Conk	Farmington Mortgage A Division Of CapStar	143010A10900CO
(NAME) 109 Windsor Terrace	(NAME) 2002 Richard Jones Road Ste 300A	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Albert P. Lamb, Trustee of the Albert P. Lamb Trust dated September 14, 2014**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **JoAnn Conk**, 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:

Land in Davidson County, Tennessee, being Unit No. 109, on the plan of Windsor Terrace Condominiums, Phase II, filed as Exhibit "C", to and established by the Amendment to Master Deed of record in Book 7436, Page 667 as re-recorded in Book 7464, Page 297, an amendment to the Master Deed and Bylaws filed of record in Book 7150, Page 921, and as further amended in Book 7661, Page 40; Book 7729, Page 206; Book 7980, Page 717 and Instrument 200008110079911, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Further being the same property conveyed to Albert P. Lamb, Trustee of the Albert P. Lamb Trust dated September 14, 2014 by Quitclaim Deed from Dowe P. Carter Revocable Living Trust dated September 5, 2014 and conveyed on January 23, 2015 in Instrument Number 20150129-0008410, said Register's Office.

This conveyance is subject to (1) All matters as set forth per Plat of record in Book 6250, Page 869, (2) The Master Deed establishing a "Horizontal Property Regime" of Windsor Terrace Condominiums, of record in Book 7150, page 921 as amended in Book 7436, Page 667 and re-recorded in Book 7464, Page 297, and further amended in Book 7661, Page 40; Book 7729, Page 206; Book 7980, Page 717, and Instrument 200008110079911, (3) Stormwater Detention Agreement of record in Book 6680, Page 517, (4) Conveyance for Common Area of record in Book 7164, Page 603, and (5) Charter for Windsor Terrace Condominium Association of record in Book 7168, page 683 and Book 8097, page 976, said Register's Office.

Davidson County DEEDWARR
Recvd: 08/14/15 15:49 3 pgs
Fees:18.00 Taxes:832.50
20150814-0081924

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 109 Windsor Terrace, Nashville, TN 37221

(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 my hand this 13th day of August, 2015.

Albert P. Lamb, Trustee

Albert P. Lamb, Trustee of the Albert P. Lamb Trust dated September 14, 2014

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Albert P. Lamb with whom I am personally acquainted and who proved himself/herself to be the Trustee of the Albert P. Lamb Trust dated September 14, 2014, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of August, 2015.

Notary Public
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

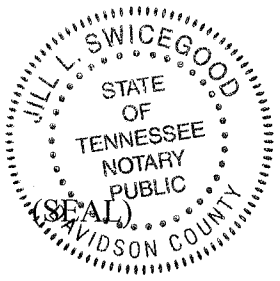
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018