Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1509305

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of September, 2015.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To: New Owner	Map/Parcel Number:
Avinash Kumar		17305OA01300
9501 Midlothian Dr		
Brentwood, TN 37027		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William E. Lambert, unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Avinash Kumar, married, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being all of Lot No. 13 on the plan of Barnes Crossing, a Planned Unit Development, according to plat and survey as shown on Exhibit A of the Master Deed of record in Instrument No. 20050721-0084791, in the Instrument No. 20050805-0092480, and Amended of record in Instrument No. 20050805-0092480, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to William E. Lambert, unmarried, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated August 31, 2007, of record in Instrument No. 20070905-0106306, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 1876 Shaylin Loop, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20150077739 DEEDWARR
Recvd: 09/14/15 08:58 2 pgs
Fees:13.00 Taxes:510.60
20150914-0092779

WITNESS my hand this 10th day of September, 2015.

William E. Lambert

William E. Lambert

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William E. Lambert with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, this 10th day of September, 2015.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 10/24/17