File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15084982** BILL GARRETT, Davidson County Trans:T20150080744 DEEDWARR Recvd: 09/22/15 14:40 2 pgs Fees:13.00 Taxes:769.60 20150922-0096414	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $208,000.00. Affiant Subscribed and sworn to before me, this 18th day of September, 2015. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 12, 2018

WARRANTY DEED

Address New Owner: Kevin Black and Colette Black 508 STANFORD VILLAGE CT Antioch TN 37013-4445	Send Tax Bills To: XXXXXXXXX **EVOLVE BANK & TRUST** **6070 POPLAR AVE, STE 200** **MEMPHIS, TN 38119**	Tax Information: Tax Parcel ID No. 173-11-0A-040.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melissa P. Lamb, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin E. Black and Colette L. Black, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 105, SECTION 1, STANFORD VILLAGE, as shown on plat of record in Instrument Nos. 20000204-0012060 and 20000204-0012061, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Keith B. Lamb to Melissa P. Lamb, as recorded on the 1st day of May, 2013 in Instrument No. 20130501-0043814 and Corporate Form Warranty Deed from Beazer Homes Corp. dba Phillips Builders to Keith B. Lamb and wife, Melissa P. Lamb, as recorded on the 1st day of August, 2000 in Instrument No. 200008010076076, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, STANFORD VILLAGE, as recorded in Instrument Nos. 20000204-0012060 and 20000204-0012061.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20000203-0011283, 20000228-0019107, 20000301-0020280 and 20041108-0134204.

Terms and provisions of by-Laws recorded in Instrument No. 20000217-0016311.

Charter of Stanford Village Homeowners Association, Inc. recorded at Instrument No. 20000217-0016310.

Easement for Sanitary Sewer, recorded in Book 9446, Page 794.

Easement for Right-of-Way, recorded in Book 11263, Page 503, Book 2729, Page 637, Book 2740, Page 181, Book 4218, Page 425, Book 4229, Page 43 and Book 2590, Page 545.

Conveyance of open space recorded at Instrument No. 20040422-0045791.

This is improved property located at 508 STANFORD VILLAGE CT Antioch TN 37013-4445

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of September, 2015.

Melissa P Lamb

Melissa P. Lamb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa P. Lamb, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2015.

Nathan L Powers

Notary Public

My Commission Expires: 02/26/17

