STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 185,000.00

Affiant

Subscribed and sworn to before me, this 19th day of October, 2015.

Notary Public

My commission expires: 9/14/17

STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON — MARK B. LEEDOM

BILL GARRETT, Davidson County
Trans:T20150089724 DEEDWARR
Recvd: 10/21/15 13:03 2 pgs
Fees:13.00 Taxes:684.50
20151021-0107100

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James L. Lamphron **Leah S. Lamphron**	James Lamphron ~~NEW OWNERS~~ Leah Lamphron	**16102011300**
5004 McMurray Court	5102 Seward Rd	
Nashville, TN 37211	Brentwood TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Megan Ulbricht, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James L. Lamphron and wife, Leah S. Lamphron

HEREINAFTER CALLED THE GRANTEES, 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. 7 on the Plan of Section One, McMurray Place of record in Book 5200, Page 49, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Megan Ulbricht, an undivided 1/2 interest, and George V. Wilder and wife, Jantina Y. Wilder, an undivided 1/2 interest, tenants in common with right of survivorship, by deed from Charles Barber and Randall Barber dated 9/8/11 of record in Instrument No. 201109120070562, Register's Office of Davidson County, Tennessee. Being further conveyed to Megan Ulbricht by Quitclaim Deed from Megan Ulbricht, George V. Wilder and Jantina Y. Wilder recorded simultaneously herewith in Instrument Number 20151021-0107099, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 5004 McMurray Court, Nashville, TN 37211.

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 and assigns forever; and we do covenant with 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/our hand(s) this 19th day of October, 2015.

Megan Ulbricht

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Megan Ulbricht, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 2015.

Notary Public

My Commission Expires: 9/15/17

