WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-6-17

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Megan C. McDaniel	Peoples Home Equity	081 07 0 121.00
(NAME)	(NAME)	
1000 Clay Street	150 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Five Thousand And No/100 Dollars ($295,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **S. L. Lamkin, IV,** unmarried ,hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Megan C. McDaniel**, an unmarried woman, 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 the easterly 40 feet of Lots Nos. 37 and 38 on the Plan of the Subdivision of Lot No. 7 in Owen's Buena Vista Plan of Lots, as of record in Book 57, Page 26, Register's Office for said County, and Plan Book 1, Page 84, Chancery Court at Nashville.

Said parts of Lots Nos. 37 and 38 front 40 on the northerly side of Clay Street and run back between parallel lines, with the westerly margin of 10th Ave, North, formerly Crooked Street, 104 feet to the southerly line of Lot No. 39.

Being the same property conveyed to Latasha E. Hamilton, a single woman and Jeremy L. Brittenum, a single man, as joint tenants with survivorship by Warranty Deed from Theodore R. Campbell a/k/a Ted Campbell, a single man dated January 6, 2012 and recorded January 9, 2012 as Instrument No. 20120109-0002029, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to S. L. Lamkin, IV by Quitclaim Deed from Latasha E. Hamilton, a single woman and Jeremy L. Brittenum, a single man dated October 1, 2014 and recorded October 10, 2014 as Instrument No. 20141010-0094274, in said Register's Office for Davidson County, Tennessee.

File Number: MAI-154202

Davidson County DEEDWARR
Recvd: 10/30/15 13:31 3 pgs
Fees:18.00 Taxes:1091.50
20151030-0110689

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1000 Clay Street, Nashville, TN 37208

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, has 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 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 our hands this 23rd day of October, 2015.

S. L. Lamkin, IV

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.S. L. Lamkin, IV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of October, 2015.

Notary Public

My Commission Expires:

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

File Number: MAI-154202

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE