

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERICA VALERIE	New owner	**115-13-0-050.00**
(NAME) **6728 RODNEY COURT**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 ACKNOWLEDGED, **I, BERNARD MICHAEL NAFT, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERICA VALERIE AND ROGER E. LAMB,** wife and husband, 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:

Being Lot No. 188 on the Plan of West Meade Hills Section 8 of record in Book 3600, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 188 fronts 110 feet on the southerly side of Rodney Court and extends back between lines 875.45 feet on the easterly side and total of 908.6 feet along the westerly side, said westerly line being a broken line of two segments of 254.0 feet and 654.6 feet. Said easterly line and westerly line meet to form an apex in the rear of said lot.

Being the same property conveyed to David Naft and wife, Lea Naft from Clarence E. Mitchell and wife, Doris A. Mitchell by deed of record in Deed Book 4530, page 7, Register's Office for Davidson County, Tennessee. The said David Naft having since died on March 30, 2015, leaving Lea Naft as the surviving tenant by the entirety. Being further conveyed to Bernard Michael Naft from Lea Naft, by Quitclaim deed dated June 1, 2015, of record in Instrument No. 20150601-0050711, said Register's Office, with Lea Naft retaining a life estate. Lea Naft having since died on September 11, 2015, leaving Bernard Michael Naft as sole owner.

This conveyance is subject to matters shown on the Plan of record in Book 3600, page 61, and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **6728 RODNEY COURT, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150104530 DEEDWARR
Recvd: 12/10/15 14:08 2 pgs
Fees:13.00 Taxes:1217.30
20151210-0124478

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 is unencumbered; 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 hand this 3 day of December, 2015.

x Bernard Michael Naft

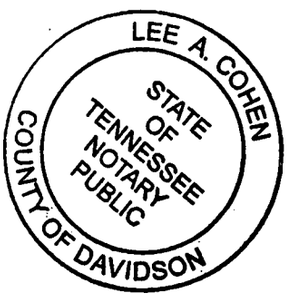
BERNARD MICHAEL NAFT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Bernard Michael Naft**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3 day of December, 2015.

My Commission Expires: **November 5, 2018**



Lee A. Cohen

Notary Public