WARRANTY DEED

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2015.

A English
Notary Public

MY COMMISSION EXPIRES: 12-17-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrea M. Lambe	New Owner	135-06-0A-002.00-CO
(NAME)	(NAME)	
2105 Forge Ridge Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Cheryl P. Cole, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Andrea M. Lambe and Harry Donald Lambe and Mary Lambe, as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot 2 on the Plan of Resubdivision of Lot 1 Forge Ridge Franklin Limestone Road, of record in Plat Book 9700, Pages 295 and 296 and corrected in Book 10316, Page 880, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Cheryl P. Cole, unmarried by Warranty Deed from Frank Batson Quality Homes, Inc., dated 04/26/2001, recorded 04/27/2001, of record in Instrument No. 20010427-0042804, in the Register's Office for Davidson County, Tennessee.

Subject to (1) All matters shown on the plat of record in Plat Book 9700, Pages 295 and 296 and corrected in Book 10316, Page 880, in the Register's Office for Davidson County, Tennessee. (2) Covenants, conditions, easements and restrictions recorded of record in Book 10284, Page 937, Instrument of Correction recorded of record in Book 10316, Page 880, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. (3) Easement recorded of record in Book 1083, Page 274, in the Register's Office for Davidson County, Tennessee. (4) Storm Water Detention Agreement recorded of record in Book 10757, Page 488, in the Register's Office for Davidson County, Tennessee; and (5) Charter of Articles of Incorporation of Forge Ridge Homeowners Association recorded of record in Book 10477, Page 204, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20160004655 DEEDWARR
Recvd: 01/19/16 12:42 2 pgs
Fees: 13.00 Taxes: 725.20

20160119-0005113

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2105 Forge Ridge Circle, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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, 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 GRANTEE(S), their heirs and/or 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 4th day of November, 2015.

Cheryl P. Cole

State of Tennessee
County of Wilson

Personally appeared before me Cheryl P. Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of November, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122