WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160014465 DEEDWARR
Recvd: 02/22/16 13:51 2 pgs
Fees:13.00 Taxes:436.60
20160222-0016734

Y-FSBO-16-3415-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
State Street Investors LLC	new owner	
(NAME)	(NAME)	**104-6-A-73.00 CO**
3309 Fairmont Drive	**3309 Fairmont Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAMES THERON LAMBERT AND WIFE, DAWN RENEE LAMBERT,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STATE STREET INVESTORS LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 712-A, CONTINENTAL CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Pages 399, 400 and 401, Master Deed recorded in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137, 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 to James Theron Lambert, and wife, Dawn Renee Lambert, by Warranty Deed from Reza Haydari and Ahdieh Haydari, Husband and Wife as Joint Tenants, recorded on the 11th day of May, 2004 in Instrument No. 20040511-0054159, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONTINENTAL CONDOMINIUM, as recorded in Plat Book 5200, Page(s) 399, 400 and 401.
- Charter of Homeowners Association recorded in Book 5864, Page 834.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CONTINENTAL CONDOMINIUM of record in Book 5862, Page 589 , as amended by instrument(s) of record in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137.
- Easement for Transmission Line, recorded in Book 4825, Page 592.
- Resolutions recorded in Book 7461, Page 217 and Instrument No. 20051024-0128399.
- Memorandum of Agreement recorded at Instrument No. 20010514-0049446.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3415 West End Avenue, #712A, Nashville, Tennessee 37203**.

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 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 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 the ____ DAY OF FEBRUARY, 2016.

James Theron Lambert

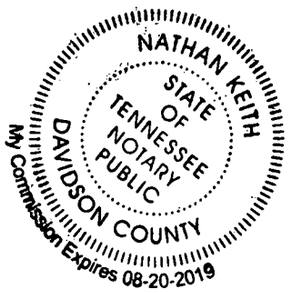
Dawn Renee Lambert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212