32913

Davidson County DEEDWARR Recvd: 04/18/16 14:03 3 pgs Fees:18.00 Taxes:2183.00 **20160418-0037217** (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $590,000.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2016. Notary Public My commission expires:

ASHLEY HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Daniel D. Beckman and Katie H. Beckman	Churchill Mortgage Corporation	104-15-0-002.00
2207 Natchez Trace	761 Old Hickory Blvd. Ste 400	
Nashville, TN 37212	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

James Roy Lambert, Jr. and Elizabeth Leigh R. Lambert, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Daniel D. Beckman and Katie H. Beckman, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of a subdivision of Lots No. 31 and 32, Bransford Realty Co. Westmoreland Subdivision, of record in Plat Book 547, Page 113, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Roy Lambert, Jr. and Elizabeth Leigh R. Lambert, husband and wife, by Warranty deed from Hunter M. Rice and Marianne M. Rice, husband and wife of record in Instrument No. 20140820-0075533 Register's Office for Davidson County, Tennessee, dated August 08, 2014 and recorded on August 20, 2014.

This is improved property known as **2207 Natchez Trce, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. All matters appearing on the plan of record in Plat Book 547, page 113, Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 14 day of April, 2016.

James Roy Lambert, Jr.

Elizabeth Leigh R. Lambert

By: Elizabeth Leigh R. Lambert Attorney-in-fact
Elizabeth Leigh R. Lambert, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Elizabeth Leigh R. Lambert, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of James Roy Lambert, Jr. for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for James Roy Lambert, Jr., and is authorized by him to execute this instrument on his behalf.

Dated this 14th day of April, 2016.

Notary Public

My Commission Expires: 10/2/17

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 5016138

SP 11/2015

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

