WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160036184 DEEDWARR
Recvd: 05/02/16 15:01 2 pgs
Fees:13.00 Taxes:740.00
20160502-0042926

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

B-WR-16-4129-T

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/10/18
(AFFIX SEAL)

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)
Romeka C. Starks	Same as New owner	
(NAME)	(NAME)	**164-10-0A-021.00-CO**
4129 Pineorchard Place		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-2236		
(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 consideration, the receipt of which is hereby acknowledged, **WILLIAM M. LAMB AND WIFE, DONNA P. LAMB,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROMEKA C. STARKS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 21 on the Plan of Village One Summerfield of record in Plat at Instrument No. 20000211-0014170, in the 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 William M. Lamb and wife, Donna P. Lamb by Warranty deed from KBRG of Nashville, LLC of record in Instrument No. 20021002-0119721 Register's Office for Davidson County, Tennessee, dated September 27, 2002 and recorded on October 02, 2002.

This conveyance is subject to:
• Taxes for the year 2016 a lien, not yet due and payable.
• Subject to all matters shown on the Plan of record as Instrument Number 20000211-0014170, Register's Office of Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10774, Page 945, amended in Book 11588, page 484, Book 1169, page 376 and Instrument No's 20010308-0021946, 20010504-0046260, 20030527-0071168, 20051103-0133360, 20050317-0029621, 20060724-0089079, 20060724-0089080, 20060724-0089081, 20060921-0117120, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• By-Laws of record in Book 11648, Page 662 and Instrument No. 20010504-0046261, amended in Instrument No. 20010326-0028531, Register's Office for Davidson, County, Tennessee.
• Charter for Sumerfield HOA of record in Book 11648, Page 660 and amended in Instrument No. 20010326-0028531, in the Register's Office for Davidson County, Tennessee.
• Sewer easement of record in Instrument Number 19991216-0303934 & 20000809-0079074, in the Register's Office for DavidsonCounty, Tennessee.
• Storm water detention agreement of record in Instrument Number 20000113-0004777 and 200503229-0033458, in the Register's Office for DavidsonCounty, Tennessee.
• Easement BellSouth of record in Book 1141, Page 327, in the Register's Office for Davidson County, Tennessee.
• Easement for Tennessee Telephone of record in Instrument Number 20000824-0083643, in the Register's Office for DavidsonCounty, Tennessee.
• Easements of record in Instrument Number 20000913-0091248, Instrument No. 20000913-0091249, Instrument No. 20000804-0077639 and Instrument No. 20000913-0091247, in the Register's Office for DavidsonCounty, Tennessee.

- Restrictions of record as Instrument Number 20021002-0119721 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4129 Pineorchard Place , Antioch, Tennessee 37013-2236**.

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 18th DAY OF APRIL, 2016.

William M. Lamb

Donna P. Lamb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM M. LAMB, 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 18th of April, 2016.

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

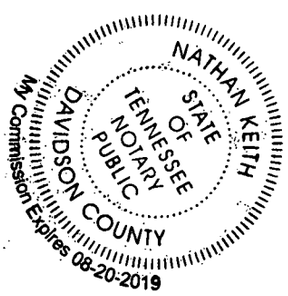


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA P. LAMB, 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 18th of April, 2016.

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



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