Davidson County	DEEDWARR
Recvd: 08/22/16 11:37	4 pgs
Fees:23.00 Taxes:754.80	
20160822-0087511	

WARRANTY DEED

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sara Barwis Lamberson	Highlands Residential Mtg	05316007900
(NAME)	(NAME)	
402 Pitts Ave.	12061 N Central Expressway Ste 450	05316007900
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Daniel Deeb and Angela Deeb, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shawn Sinclair** *a single man **and Sara Barwis Lamberson,** **a single woman 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:

Beginning at a point on the East Margin of Pitts Avenue, said point being the South margin of the G. M. Kilpatrick property; thence with the Kilpatrick Line, South 54 degrees 47 minutes East 286.6 feet to a point in the West Margin of the Kenneth P. Cantrell property; thence with same, South 31 degrees 07 minutes West 64 feet to an iron pin in the North margin of the Anderson Williams property; thence with the same North 58 degrees 23 minutes West 285.0 feet to an iron pin in the East margin of Pitts Avenue; thence with the same, North 30 degrees 30 minutes East 82 feet to the point of beginning.

Being the same property conveyed to Daniel Deeb and Angela Deeb, husband and wife, by Warranty Deed from Westvue Property I LLC, recorded March 21, 2016, of record in Instrument No. 20160321-0026255, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 402 Pitts Ave., Old Hickory, TN 37138
(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 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, 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 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/our hands this 18th day of August, 2016.

Daniel Deb 8/17/16
Daniel Deeb

Angela Deb 8/17/16
Angela Deeb

See Attached
Notarial Certificate

State of _____
County of _____

Personally appeared before me Daniel Deeb and Angela Deeb, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this _____ day of August, 2016.

_____
Notary Public
My Commission Expires: _____

File No.: 11496

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On 8-17-16 (Date) before me, I. KATIGBAK, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared DANIEL DEEB and ANGELA DEEB,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

I. KATIGBAK
Commission # 2062966
Notary Public - California
Los Angeles County
My Comm. Expires Mar 30, 2018

WITNESS my hand and official seal.

Signature of Notary Public (Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: WARRANTY DEED Document Date: 8/17/16

Number of Pages: 2 Signer(s) Other Than Named Above: _____

Additional Information: _____

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith