WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M1605431

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160090736 DEEDWARR
Recvd: 10/14/16 10:05 2 pgs
Fees: 13.00 Taxes: 980.50
20161014-0108793

SANDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Ashley Pospiech
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2016

Sandra Reece
Notary Public

MY COMMISSION EXPIRES: 3/3/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph L. Lamberson Kaley E. Lamberson	HomeBridge Financial	119 14 0 064.00
(NAME) 252 Timmons St.	(NAME) PO Box 7047	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Troy, MI 48007	
(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, I, **Patricia J. Callahan, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph L. Lamberson and Kaley E. Lamberson, husband and wife,** 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:

LAND in Davidson County, Tennessee, more particularly described as follows:

BEING the easterly 55.6 feet front and 56.9 feet rear of Lot No. 7 and the westerly 19.4 feet front and 18.1 feet rear of Lot No. 8 of Block "D" on the Plan of Woodbine Courts, Section No. 7, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Beginning on the northerly margin of East Timmons Avenue at the southwest corner of the property conveyed to England G. Martin and wife by deed from C.W. Talley and wife, of record in Book 1372, page 401, Register's Office for said County; thence with said Martin's westerly line, northwardly 156.5 feet to the southerly line of Lot No. 22; thence with the southerly line of Lots Nos. 22 and 23 westwardly 75 feet to the northeast corner of the property conveyed to Johnnie E. Miller and wife, by deed from Geo. D Waller and wife, of record in Book 1415, page 149, said Register's Office; thence with said Miller's easterly line, southwardly 156.5 feet to the northerly margin of East Timmons Avenue; thence with said Avenue, eastwardly 75 feet to the beginning.

BEING the same property conveyed to Patricia J. Callahan, unmarried, by Warranty Deed from Charles D. Emerick and wife, K. Claire Emerick, dated August 31, 2012 and recorded September 6, 2012 in Instrument No. 20120906-0080878, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☑ property, known as 252 Timmons St., Nashville, TN 37211
(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 12th day of October, 2016.

Patricia J. Callahan

Patricia J. Callahan

State of Tennessee
County of Sumner

Personally appeared before me Patricia J. Callahan, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of October, 2016.

Jennifer A Hoffman

Notary Public
My Commission Expires: 6/18/19



File No.: 20161443