Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160101323 DEEDWARR
Recvd: 11/16/16 12:39 2 pgs
Fees:13.00 Taxes:684.50
20161116-0120919

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of November, 2016.

Notary Public
My commission expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

06-1610-76589

Address of New Owner:	Send Tax Bills to:	Tax Information:
Timothy D. Lampley 2626 Malden Drive Nashville TN 37210	new owner	119-11-0-037.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Neely Riggan, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Timothy D. Lampley and Lisa Y. Lampley, husband and wife**, hereinafter called the Grantees, their successors 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, being Lot No. 33, on the Plan of Section Two, Laurel Acres, of record in Book 2133, Page 122, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James H. Riggan and wife, Neely Riggan by deed from James Thomas Walker and wife, Carolyn Ann Walker, dated July 23, 1965, recorded July 27, 1965, of record in Book 3916, Page 449, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2626 Malden Drive, Nashville, TN 37210.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 10th day of November, 2016.

Neely Riggan by Melinda R. Watts attorney in fact

Neely Riggan by Melinda R. Watts
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Melinda R. Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Neely Riggan and that she is authorized by Neely Riggan to execute this instrument on his/her behalf.

Witness my hand in Mt. Juliet, TN, this 10th day of November, 2016.

Jackie Malone

Notary Public
State of Tennessee at Large

My Commission expires: 04.03.2020

JACKIE MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY