THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16119843**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $312,500.00. Affiant Subscribed and sworn to before me, this 28th day of November, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160105646 DEEDWARR
Recvd: 12/01/16 10:05 2 pgs
Fees:13.00 Taxes:1156.25
20161201-0126008

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

WARRANTY DEED

Address New Owner: James Bankhurst 20 Mitchell Lane Moreland Hills, OH 44022-2312	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133-14-0-044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wesley Lambert, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Bankhurst, married**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Elysian Park, of record in Plat Book 2331, Page 32, 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 Wesley Lambert by Warranty Deed from David Agee and Jennifer Lynn Agee, of record in Instrument No. 20141112-0103958, Register's Office for Davidson County, Tennessee, dated November 07, 2014 and recorded on November 12, 2014.

The execution of this instrument is effected by the signature of Kelsey Lambert as Attorney in fact for Wesley Lambert, which Power of Attorney is recorded in Instrument No. 20161201-0126007, in said Register's office.

Kelsey Lambert joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Wesley Lambert.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 32, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2435, Page 360, 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.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5377, Page 649, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4837 Lynn Drive Nashville TN 37211-4212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28th day of November, 2016.

Wesley Lambert by Kelsey Lambert
Wesley Lambert by Kelsey Lambert
as Attorney-in-fact as Attorney in Fact

Kelsey Lambert
Kelsey Lambert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kelsey Lambert,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Wesley Lambert,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of November, 2016.

Notary Public My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelsey Lambert, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of November, 2016.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018