This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

MAP/GROUP/PARCEL 043130292.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Kristin Cardo and Dillon Bock
1423 McAlpine Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
Franklin American Mortgage Company
6100 TowerCircle #600
Franklin, Tennessee 37067

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JOHN WILLIAM LAMB, UNMARRIED AND BILLIE CAROL BUTTREY, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **DILLON BOCK and KRISTIN CARDO, HUSBAND AND WIFE,**"Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 11, of Block "D" on the Plan of Crittenden Estates, as shown by plat appearing of record in Book 974, page 69, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to John William Lamb, by Warranty Deed from Robert Amzia Walker and wife, Johnnie Lee Walker, dated March 23, 1976, appearing of record in Book 5010, page 310, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dovie Carolyn Walker Lamb and John William Lamb by Warranty Deed from Robert Amzia Walker and wife, Johnnie Lee Walker, filed for record on March 23, 1976 in Book 5010, page 310, Register's Office for Davidson County, Tennessee. Dovie Carolyn Walker Lamb died testate on June 11, 2009 leaving her one-half interest to her husband, William Hardy Lamb by her Will. William Hardy Lamb died intestate on September 15, 2016, survived by his heirs daughter, Billie Carol Buttrey and son, John William Lamb, evidence by the Heirship Affidavit of record in Instrument No. 20170509-0046154, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO:

2017 Real Property Taxes are a lien not yet due and payable until October 1, 2017.; Subject to all matters shown on the Plan of record in Book 974, page 69, Register's Office for Davidson County, Tennessee;

This is improved property known as 305 Cherry St., Madison, TN, 37115.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

BILL GARRETT, Davidson County
Trans:T20170043618 DEEDWARR
Recvd: 05/23/17 09:32 2 pgs
Fees:13.00 Taxes:573.50
20170523-0050970

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The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 22 day of May, 2017.

John William Lamb

John William Lamb

Billie Carol Buttrey

Billie Carol Buttrey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John Lamb and Billie Carol Buttrey, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 22nd day of May, 2017.

My Commission Expires: 6.30.18

NOTARY PUBLIC

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 6-30-2018
WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $155,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lara L. Miller

AFFIANT

Sworn to and subscribed before me this 22nd day of May, 2017.

NOTARY PUBLIC

My Commission Expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

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