File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 59066
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Leslie Eileen Lambert 505 Sable Ridge Court Nashville, TN 37221	F & M Bank 2021 Richard Jones road Suite 200 Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 156010A03800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Teresa Azan, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Leslie Eileen Lambert** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Amber Hills Subdivision, Revised of record in Book 7900, page 377, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Reid A. Brodgen and wife, Teresa Azan-Brogden by Warranty deed from The Zeitlin Group, a Joint Venture, dated June 1, 1992 and recorded on June 3, 1992 of record in Book 8642, Page 374, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 25, 2010, recorded on April 5, 2010 of record in Instrument No. 20100405-0024945, said Register's Office, Reid A. Brogden, unmarried conveyed his interest in subject property to Teresa Azan, unmarried.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 377, said Register's Office, which Plan shows a minimum building setback line and easement wo which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 8535, page 775, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 505 Sable Ridge Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans:T20170063335 DEEDWARR
Recvd: 07/24/17 15:21 2 pgs
Fees:13.00 Taxes:1221.00
20170724-0074733

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of July, 2017.

Teresa Azan

State of Tennessee

County of Davidson

On this 21st day of July, 2017, before me the undersigned authority, personally appeared Teresa Azan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $330,000.00.

Affiant

Sworn and subscribed before me this 21st day of July, 2017.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary