BILL GARRETT, Davidson County
Trans:T20170076798 DEEDWARR
Recvd: 09/01/17 10:25 2 pgs
Fees:13.00 Taxes:1109.63
20170901-0090043

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Dahiana Lamberty
Affiant

Subscribed and sworn to before me, this 31ST DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BIRTHRIGHT TITLE & ESCROW LLC
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis A. Lamberty and Dahiana Lamberty, husband and wife	Luis A. Lamberty and Dahiana Lamberty (NAME)	
217 Kennett Road (ADDRESS)	217 Kennett Road (ADDRESS)	054-14-0-059.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Linda Bissett Goins, a married woman and husband, Charles Goins, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Luis A. Lamberty and Dahiana Lamberty, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 157 ON THE PLAN OF SECTION 8, BRANDYWINE FARMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 10, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TONY E. CHURCHMAN AND WIFE, LINDA D. CHURCHMAN BY WARRANTY DEED FROM MILFORD C. SMITH AND WIFE, JUDITH G. SMITH OF RECORD IN BOOK 4789, PAGE 752; AND FURTHER BEING THE SAME PROPERTY CONVEYED TO LINDA D. CHURCHMAN N/K/A LINDA BISSETT GOINS BY QUITCLAIM DEED FROM TONY E. CHURCHMAN, DATED APRIL 09, 1992 AND RECORDED ON APRIL 21, 1992 OF RECORD IN BOOK 8606, PAGE 472, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CHARLES GOINS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 217 Kennett Road, Old Hickory, TN 37138
(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 hand(s) this 31st day of August, 2017.

WARRANTY DEED

(Continued)

Linda Bissett Goins

Charles Goins

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda Bissett Goins and Charles Goins, wife and husband, the herein bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal, this the 31st day of August, 2017.

Notary Public

My Commission Expires:

(SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072