Bill Garrett Davidson County
Batch# 2203 DEEDWARR
09/19/2017 10:57:00 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20170919-0095778

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed and sworn to before me, this 15 day of September, 2017.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James T. Trone	New Owner	**14615015200**
5218 Anchorage Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Eva J. Pulley as the Executrix of the Estate of Sarah Elizabeth Wheeler Lamb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James T. Trone, unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 69 on the Plan of Haileywood Estates, Section IV, of record in Book 2330, page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to John E. Lamb and wife, Sarah Elizabeth Lamb, by Warranty Deed from C.D. Bullington and wife, Lutie Mai Bullington, dated May 7, 1956, of record in Book 2537, page 497, Register's Office for Davidson County, Tennessee. John E. Lamb died on 6/8/92 leaving Sarah Elizabeth Lamb as surviving tenant by the entirety. Sarah Elizabeth Lamb aka Sarah Wheeler Lamb died testate on 4/16/17, and by Last Will and Testament admitted to probate in the Circuit Court for Davidson County, Tennessee, Probate Division, No. 17P772, proceeds from the sale of the property hereinabove described, being a portion of Testator's residual estate, were to be distributed to certain named beneficiaries.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 2330, page 59, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 5218 Anchorage Drive, Nashville, TN 37220.

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 in 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 14th day of September, 2017.

Eva J. Pulley, Executrix
Eva J. Pulley
Executrix of the Estate of Sarah Elizabeth Wheeler Lamb

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **EVA J. PULLEY** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Executrix of The Estate of Sarah Elizabeth Wheeler Lamb and that she is authorized by The Estate of Sarah Elizabeth Wheeler Lamb to execute this instrument on its behalf.

Witness my hand, at office, this 14th day of September 2017.

NOTARY PUBLIC

My Commission Expires: 9/7/21

COUNTY OF DAVIDSON
MARK B. LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC