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

RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,595,000.00. Affiant Subscribed and sworn to before me, this the 10th day of November, 2017. Notary Public My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Bill Garrett Davidson County
Batch# 25163 **DEEDWARR**
11/13/2017 03:02:09 PM 2 pgs
Fees: $13.00 Taxes: $5,901.50
20171113-0116495

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Andrew Healy	New Owner	**130-07-0-013**
4315 Iroquois Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Albert Pound Lamb and wife Elizabeth Lamb

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Healy and Mary Catherine Healy, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 that part of Lot No. 192 on the Plan of the Royal Oaks Land Company Subdivision of the Baker Tract, as of record in Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, which said part of Lot No. 192, fronts 200 feet on West View Avenue and extends back westerly 400 feet along 8th Street and is 216 feet wide at the rear, the part of said Lot herein conveyed includes all of said Lot No. 192 except 50 feet off the south side, which 50 feet was conveyed to Mrs. J. E. Henry.

Being the same property conveyed to Albert Pound Lamb and wife Elizabeth Lamb Warranty Deed from Bright Built Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20070124-0009955 Office for Davidson County.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 701 Westview a/k/a 4315 Iroquois Avenue, Nashville, TN 37205.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF November 10, 2017:

Albert Pound Lamb

Elizabeth Lamb

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF DAVIDSON	)	

Personally appeared before me, a Notary Public of said County and State Albert Pound Lamb and Elizabeth Lamb, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 10th day of November, 2017.

My Commission Expires: 5-25-20

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20171660R