WARRANTY DEED

Bill Garrett Davidson County
Batch# 99350 DEEDWARR
06/01/2018 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $296.00
20180601-0052591

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF ~~MAY, 2018~~

Notary Public

MY COMMISSION EXPIRES: 10.12.19
(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-050560

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brian Darrell West	Everett Financial Inc., dba Supreme Lending	
(NAME)	(NAME)	
1233 Saturn Drive	14801 Quorum Drive, Suite 300	120-01-0-115.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY THOUSAND AND NO/100 DOLLARS ($80,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ESTATE OF FRED A. LAMBERT, SR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN DARRELL WEST, A MARRIED 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. 175 on the Plan of Stardust Acres of record in Plat Book 1424, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 175 fronts 60 feet on the Westerly side of Saturn Drive and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Fred A. Lambert and wife, Ethelyne H. Lambert by Warranty deed from J. T. Dugger, Sr., and John T. Dugger, Jr. of record in Book 1729, page 489, Register's Office for Davidson County, Tennessee, dated July 01, 1949 and recorded on July 18, 1949.

Ethylene H. Lambert, having since died, and leaving the property vested in Fred A. Lambert. Fred A.

Lambert having since died with his estate probated in the Circuit Court of Davidson County, Tennessee, Case No. 16P668. Eleanor Lorene Lambert is the Exectrix of the Estate.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1233 Saturn Drive, Nashville, TN 37217
(House No.) (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 hand) this the 31st day of May, 2018

Eleanor Lorene Lambert
Eleanor Lorene Lambert

STATE OF Tennessee
COUNTY OF Williamson

On this the 31st day of May, 2018, before me personally appeared Eleanor Lorene Lambert, Executrix of the Estate of Fredric A. Lambert, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st day of May, 2018.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER MARSHALL COUNTY TENNESSEE NOTARY PUBLIC STATE OF

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY