WARRANTY DEED



CHUANG-H18154

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF June, 2018.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Cynthia Chuang	NEW OWNER	061.14-0-092.00
3807 Hilltop Avenue	133 W. 22nd St Apt 4L	
Nashville, TN 37216	New York, NY 10011	

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 consideration, the receipt of which is hereby acknowledged, I/we, JEFFREY LAMPLEY AND JACQUELINE MICHAL (a/k/a Michel) SHERWOOD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CYNTHIA CHUANG, hereinafter called the Grantee(s), 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. 7 on the Plan of Baxter Heights, as of record in Book 2083, Page 94, Register's Office for said County.

Said Lot No. 7 fronts 82.42 feet on the west side of Hilltop Avenue and extends back 263.34 feet on the northeasterly line, and 177.77 feet on the southerly line to a dead line on which it measures 218.8 feet.

Being the same property conveyed to Jeffrey Lampley and Jacqueline Michel (a/k/a Michal) Sherwood by deed from Michael Lampley, deceased (Affidavit of Heirship) of record in Book 201801290008737, recorded on 01/29/2018, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 3807 Hilltop Avenue, Nashville, Tennessee 37216 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Bill Garrett Davidson County
Batch# 103299 **DEEDWARR**
06/12/2018 10:20:23 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20180612-0056231

Witness my/our hand(s) this 8th day of June, 2018 :

Jeffrey Lampley, Individually

Jacqueline Michal Sherwood, Individually

Jeffrey Lampley, Co-Administrator

Jacqueline Michal Sherwood, Co-Administrator

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named JEFFREY LAMPLEY AND JACQUELINE MICHAL (a/k/a Michel) SHERWOOD, the 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 at Sumner County, Tennessee, this 8th day of June, 2018.

Notary Public

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Jeffrey Lampley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Co-Administrator** of **The Estate of Michael Lampley,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Jeffrey Lampley** as **Co-Administrator**.

Witness my/our hand(s) this 8 day of June, 2018.

Notary Public

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Jacqueline Michal (a/k/a Michel) Sherwood**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Co-Administrator** of **The Estate of Michael Lampley,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Jacqueline Michal (Michel) Sherwood** as **Co-Administrator**.

Witness my/our hand(s) this 8 day of June, 2018.

Notary Public

My Commission Expires: _____