WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: 11-8-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Frank W. Lambert and Andrea K. Lambert, husband and wife	Lend US, LLC	021-00-0-224.00
(NAME)	(NAME)	Bill Garrett Davidson County Batch# 118747 DEEDWARR 07/20/2018 08:50:30 AM 2 pgs Fees: $13.00 Taxes: $1,665.00 20180720-0070766
6499 Clarksville Pike	P.O. Box 130	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Walnut Creek CA 94597	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182109

For and 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 acknowledged, I/we, **Kathy Carpenter and Karen Rollins**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Frank W. Lambert and Andrea K. Lambert, husband and wife**, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a point in the southerly margin of the Clarksville Highway (U.S. Highway 41A), being the northwest corner of the property conveyed to H.C. Newman and wife, Susie Newman,
by deed of record in Book 682, Page 659, Register's Office for Davidson County, Tennessee, thence South 79 degrees 40 minutes East along the margin of said highway, 152.6 feet to a point; thence South 79 degrees 51 minutes East 152.4 feet to a point in the said margin of said highway. Said point being the beginning point for the hereinafter described property; Thence along the southerly margin of said highway South 80 degrees 24 minutes East 420.4 feet to a point in the north-east corner of said property; thence with old fence line South 2 degrees 19 minutes West 666.2 feet to a concrete post; thence South 2 degrees 14 minutes West 248.6 feet to a point; thence continuing with old fence line South 2 degrees 35 minutes West 1584 feet. to a point in the southeast corner of said property, the said southeast corner being bounded by the J.E. Fentress property; thence north 78 degrees West 545.1 feet to a point in the southerly line of the Henry C. Newman property; thence North 3 degrees 7 minutes west 1473.4 feet to a point; thence North 3 degrees 9 minutes West 348.9 feet to a point; thence North 2 degrees 4 minutes West 436.2 feet to a point; thence North 89 degrees 23 minutes East 44 feet to a point; thence North 5 degrees 52 minutes East 305.9 feet to the **POINT OF BEGINNING**, containing 30.88 acres, more or less.

Being the same property conveyed to Ellis E. Gunter and wife, Betty Lounette Gunter by Warranty Deed from Noah F. Newman, Sam Newman, John Newman, Martha Newman Knight, Mary Newman Hunt, Lillie Newman Eagin, Bessie Newman Lawrence, Bertha Newman Dabbs, Myrtle Newman Green, Marie
Newman Gibson, Laura Newman Medlin, Pattie Lee Newman, Deborah Lee Neal, Luke William Neal, Jr. and Judy Anne Neal, dated August 18, 1970 and filed of record in Book 4450, Page 616, corrected in Book 4591, Page 128, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Ellis E. Gunter and wife, Betty Lounette Gunter by Quitclaim Deed from Pattie Lee Newman Eiffenghouser, dated September 15, 1970 and filed of record in Book 4450, Page 623, corrected in Book 4452, Page 164, said Register's Office. The said Ellis E. Gunter died on or about July 9, 2012 leaving Betty Lounette Gunter, surviving tenant by the entirety and sole owner of said property. The said Betty Lounette Gunter died on or about March 9, 2016 and according to her Will of record in Docket# 16P-675, Davidson County Probate Court Clerk's Office, the subject property was devised to Kathy Carpenter and Karen Rollins.

Also, being the same property conveyed to Kathy Carpenter and Karen Rollins by Quitclaim Deed from John Carpenter, Executor for the Estate of Betty Lounette Gunter, dated February 13, 2017 and filed of record in Instrument No. 20170215-0015479, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 6499 Clarksville Pike, Joelton, TN 37080
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of July, 2018

Kathy Carpenter
Kathy Carpenter

Karen Rollins
Karen Rollins

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kathy Carpenter and Karen Rollins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th of July, 2018.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, **Andy Maloney, 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 herewith** and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY