WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 150079 DEEDWARR
10/09/2018 10:24:30 AM 2 pgs
Fees: $13.00 Taxes: $447.70
20181009-0099942

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — GARDNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK CHARLTON	Mark charlton	
(NAME)	(NAME)	10816002300
P.O. Box 187	P.O. BOX 187	
(ADDRESS)	(ADDRESS)	
Bell Buckle, TN 37020	Bell Buckle, TN 37020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Benjamin Arin Lamb, an unmarried man**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Charlton, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 all of Lot No. 23A, on the plan of Zone Lot Division of Lots 21, 22, 23, 35 and 38 of Section 1 of Percy Priest Woods, of record in Plat Book 5200, Page 714 amending Plat Book 5200, Page 472, said Register's Office, reference to which is hereby made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 3265 Priest Woods Drive, Nashville, TN 37214

Being the same property conveyed to Benjamin Arin Lamb by virtue of that certain Quit Claim Deed dated April 5, 2018, and being of record at Instrument No. 20180910-0089161in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Benjamin Lamb and Beverly Mai Lamb by virtue of Quit Claim Deed at Instrument No. 20120209-0011732 in the said Register's Office.

Being the same property previously conveyed to Rowe C. Lamb and Benjamin Smith by virtue of Warranty Deed dated December 15, 2004 at Instrument No. 20041229-0054194 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3265 Priest Woods Dr. Nashville, TN 37214
(House Number) (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

Witness my hand this 5th day of October, 2018.

Benjamin Arin Lamb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Benjamin Arin Lamb**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of October, 2018.

Notary Public

VENIKKIA BRANCH CUNNINGHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires: 9/25/19

Certificate of Authenticity

I, ASHLEE D PAGE, 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 Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019