Karen Y Johnson Davidson County
Batch# 150466 DEEDWARR
10/10/2018 12:45:30 PM 5 pgs
Fees: $28.00 Taxes: $727.05
20181010-0100508

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $196,500.00.

Stacy Paerner
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of October, 2018.

Lauren Jones
NOTARY PUBLIC

My commission expires: 10/17/21

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Andrea E. Lamberti	NEW OWNER	095020A22800CO
(NAME)	(NAME)	
228 Cottage Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $196,500.00 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 **Hubert F. Farthing, an unmarried man and Virginia Richardson and Robert Vance Pounders, heirs at law of Francesca Bartolini,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Andrea E. Lamberti**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Property located in Davidson County, Tennessee, being a certain condominium apartment being Unit 228, formerly known as Unit 46, on the plan of Cottage Place Condominiums of record in Book 6520, Page 816-823, Register's Office for Davidson County, Tennessee, to which plat reference is herebymade for a more complete description.

Being the same property conveyed to Hubert F. Farthing, by deed from Geri Standafer in Book 11491, Page 103, Register's Office for Davidson County, Tennessee. Further quitclaimed one half interest to Francesca Bartolini, dated June 17, 2000, recorded in Instrument Number 200006190060732, Register's Office for Davidson County, Tennesse. The said Francesca Bartolini having since deceased on or about January 15, 2018, leaving Virginia Richardson and Robert Vance Pounders her sole surving heirs. See Affidavits of Heirship of record in Instrument No. 201810100100506_____ and Instrument No. 201810100100507_____, said Register's Office.

This property is __unimproved _X_improved property known as: 228 Cottage Place, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of October, 2018.

Hubert F. Farthing

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hubert F. Farthing, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of October, 2018.

Notary Public
My Commission Expires:

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness our hands this 7 day of October, 2018.

Virginia Richardson
Virginia Richardson

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~WILSON~~ Randolph

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia Richardson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of October, 2018.

Darlene Perry
Notary Public
My Commission Expires: 6/24/2020

DARLENE PERRY NOTARY PUBLIC RANDOLPH COUNTY, N.C.

Witness our hands this 30 day of October, 2018.

Robert Vance Pounders

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Vance Pounders, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of October, 2018.

JULIE COOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires:
5.3.20

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

