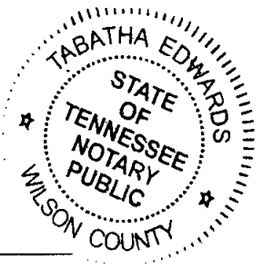
STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-5-19
File No. G19-4215



Karen Johnson Davidson County
Batch# 188373 DEEDWARR
01/25/2019 01:50:29 PM 2 pgs
Fees: $13.00 Taxes: $821.40

20190125-0007536

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kirk Tanksley (NAME)	New Owner (NAME)	071-09-0-022
1612 Haynes Meade Circle (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, I, **Emma Jean Lambert, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kirk Tanksley, 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:

Said Lot No. 22 fronts 121.72 feet on the southwesterly side of Haynes Meade Circle and runs back 145 feet on the westerly line and 156.1 feet on the southeasterly line to a dead line in the rear measuring 50.9 feet thereon.

Being the same property conveyed to Emma Jean Lambert by Warranty Deed dated March 3, 1970 from Lloyd C. Elam and wife, Clara C. Elam, recorded March 5, 1970, in Book 4401, Page 657, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to the Restrictive Covenant, Condition, or Restrictions of record in Book 3162, Page 476, recorded in the Register's Office of Davidson County Register of Deeds.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2854, Page 136, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1612 Haynes Meade Circle, Nashville, TN 37207.

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. Whenever 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/our hand(s) this 23rd day of January, 2019.

Emma Jean Lambert
Emma Jean Lambert

STATE OF Georgia
COUNTY OF Chatham

On this 23rd day of January, 2019, before me personally appeared Anthony Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 23rd day of January, 2019.

Patricia S. Neubaum
Notary Signature
My commission expires: 02/02/2021

PATRICIA S. NEUBAUM MY COMM. EXPIRES NOTARY PUBLIC February 2, 2021 CHATHAM COUNTY, GA

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206