WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2019

Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 212569 **DEEDWARR**
04/02/2019 08:58:13 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190402-0029508

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).:
Robert Walsh	SAME	11915016200
(NAME)	(NAME)	
P.O. Box 150802	P.O. Box 150802	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190467

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, **Kevin M. Lamberth and Stacey Boyd**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Robert Walsh**, 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 situate in the Davidson County, Tennessee, and described as follows, to-wit

Being the Easterly 275 feet of the Northerly one-half of Lot No. 3 on the Map showing subdivision of Mrs. Bettie Smith's Land, as filed for record in Book 843, page 59, Register's Office for Davidson County, Tennessee and described in accordance with that certain survey of Stephen A. Draper, surveyor, dated September 17, 1958, as follows:

Beginning at a stone in the Westerly margin of Glencliff Road 200 feet more or less, South of the center line of Neese Avenue; thence with the margin of said Road, South 3 degrees 30' W 100 feet to a point; thence N 89 degrees W along a fence, 275 feet to an iron pin; thence S 89 degrees E, along a fence 275 feet to the beginning.

BEING the same property conveyed to Stacey Lamberth Boyd and Kevin Lamberth by Warranty Deed from Elizabeth M. Martin n/k/a Elizabeth M. Anderson Martin dated August 1, 2014 and filed of record in Instrument No. 20140801-0069330, Register's Office for Davidson County, Tennessee. And further conveyed to Stacey Lamberth Boyd, a married woman and Kevin Lamberth, a married man and Elizabeth M. Anderson Martin, a married woman by Quitclaim Deed from Stacey Lamberth Boyd, a married woman and Kevin Lamberth, a married man dated December 15, 2014 and filed of record in Instrument No. 20141219-0116443 said Register's Office.

The said Elizabeth M. Anderson Martin, died testate, on or about July 22, 2015, and under the terms of Will of Marlene A. Martin a/k/a Elizabeth M. Anderson, she devised subject premises to Stacey Lamberth Boyd and Kevin Lamberth. See Muniment of Title of record in the Probate Court for Davidson County, Tennessee as to the Estate of Elizabeth M. Anderson Martin, File # 19P455.

RESTRICTIONS:

This conveyance is made subject to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 3135 Glencliff Road, Nashville, TN
(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 29th day of March, 2019

Kevin M. Lamberth by Cheryl Huber AIF
Kevin M. Lamberth by Cheryl Huber, Attorney in Fact

Stacey Boyd by Cheryl Huber AIF
Stacey Boyd by Cheryl Huber, Attorney in Fact

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Cheryl Huber, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kevin Lamberth, and who acknowledged that he/she executed the same as the free act and deed of Kevin Lamberth.

Witness my hand, at office, this 29th of March, 2019.

AEWalston
Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Cheryl Huber, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Stacey Lamberth Boyd, and who acknowledged that he/she executed the same as the free act and deed of Stacey Lamberth Boyd.

Witness my hand, at office, this 29th of March, 2019.

AEWalston
Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires