WARRANTY DEED

Karen Johnson Davidson County
Batch# 223304 DEEDWARR
04/29/2019 11:17:38 AM 2 pgs
Fees: $13.00 Taxes: $1,021.20

20190429-0039120

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~24TH~~ DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-13-22

(AFFIX SEAL)

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6307

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angel L. Talley	Same as	087-01-0-026.00
(NAME)	(NAME)	
4537 Raccoon Trail	New owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Anna E. Lambert and Terry A. Lambert, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Angel L. Talley, a single woman and Montyco M. Washington, a single man, as joint tenants with rights of survivorship**, hereinafter called the GRANTEE(S), their 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 Lot No. 84, on the Plan of New Hope Meadows, Phase II, of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anne E. Lambert and Terry A. Lambert, wife and husband by Warranty Deed from Deji A. Ogundiya and wife, Titilola O. Ogundiya, husband and wife, dated March 20, 2015 and recorded March 24, 2015 of record in Instrument No. 20150324-0025094, Register's Office for Davidson County, Tennessee.

The said Anne E. Lambert and Anna E. Lambert are one in the same person.

All matters shown on the plat of record in Plat Book 6900, Page 724, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, recorded as Book 7557, Page 377, Amendment Declaration recorded as Book 7567, Page 103, Supplemental Declaration recorded as Book 7934, Page 796 and First Restated Declaration recorded as Instrument No. 20030106-0001976, Register's Office for Davidson County, Tennessee. Bylaws of New Hope Meadows Homeowners Association of recorded as Book 7557, Page 356 and Rerecord Bylaws recorded as Book 7567, Page 106 and First Restated recorded as Instrument No. 20030106-0001977, Register's Office for Davidson County, Tennessee. Articles of Incorporation of New Hope Meadows Homeowners Association recorded as Book 7525, Page 935, Register's Office for Davidson County, Tennessee. Quitclaim Deed Conveys to New Hope Meadows HOA of recorded as Instrument No. 20080027-0019161, Register's Office for Davidson County, Tennessee.

File No.: 389631
Warranty Deed TN

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4537 Raccoon Trail, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 24th day of April, 2019.

Anna E. Lambert by Terry A. Lambert her atty in fact her attorney in fact

Terry A. Lambert

State of Tennessee
County of Wilson

On this 24th day of April, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Terry A. Lambert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Anna E. Lambert, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 24th day of April, 2019.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

State of TENNESSEE

County of WILSON

On this 24th day of April, 2019, before me personally appeared Terry A. Lambert, known to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged that he executed the same to be their free act and deed. Witness my hand and official seal this 24th day of April, 2019.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

File No.: 389631
Warranty Deed TN