Karen Johnson Davidson County
Batch# 226481 DEEDWARR
05/06/2019 02:39:30 PM 2 pgs
Fees: $13.00 Taxes: $466.20
20190506-0042279

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$126,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April, 2019.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 03-07-23
(AFFIX SEAL)

SHERI L. NIEMANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 142
Aida Negash	Same as new owner	GROUP 14 0C
719 Davidson Road		PARCEL 031.00
Nashville, Tennessee 37205		

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 hereby acknowledged, we,

Lewis Lampley, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Aida Negash

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:

Land in Davidson County, Tennessee, Being Unit No. 11A on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20060601-0064701, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being part of the same property conveyed to Lewis Lampley by Quitclaim Deed from Lewis Lampley and wife, Carolyn Lampley, dated October 20, 2011 and filed of record in Instrument No. 20111020- 0081834, in the Register's Office of Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **731 McPherson Drive, Nashville, Tennessee 37221.**
Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 30th day of April, 2019.

Lewis Lampley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Lewis Lampley, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2019.

NOTARY PUBLIC

My Commission Expires: 01.23.23

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027