Karen Johnson Davidson County
Batch# 229387 DEEDWARR
05/14/2019 08:36:56 AM 2 pgs
Fees: $13.00 Taxes: $3,200.50
20190514-0044999

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James J. Burns and wife, Emily R. Burns**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harrel J. Lambert and Julia S. Lambert, husband and wife; and Lauren Lambert, unmarried; as Tenants in Common with Right of Survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 50 feet on the Southerly side of Gilmore Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to James J. Burns and wife, Emily R. Burns by deed from Rigid Development, dated July 20th, 2009, of record in Inst. No. 20090722-0068938, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1009 Gilmore Avenue, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVRES19-1009

WITNESS THE EXECUTION HEREOF this 30th day of April, 2019.

James J. Burns

Emily R. Burns

State of Tennessee)
County of Davidson)

On this 30th day of April, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James J. Burns and Emily R. Burns, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA V. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 865,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of April, 2019.

Notary Public

My Commission Expires: 7/4/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Harrel J. Lambert 823 S. Orleans Ave. Tampa, FL 33606	NEW OWNER	118-01-0-194.00