Karen Johnson Davidson County
Batch# 236913 DEEDWARR
05/31/2019 09:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20190531-0051751

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
David Allen Lambert, II
4211 Bernard Road
Nashville, TN 37080
SEND TAX BILLS TO:
AmRes Corp
1 Neshaminy Interplex Dr. #310
Feasterville Trevose, PA 19053

WARRANTY DEED

(Map 029-00-0; Parcel 357.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **DELMA R. PERRY, JR. AND ANGELA PERRY, HUSBAND AND WIFE,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **DAVID ALLEN LAMBERT II, UNMARRIED,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

Tract 1:
Land in Davidson County, Tennessee, being Lot Number 2, on the Final Plat of the Doyle Gene Vanderford Property, of record in Plat Book 7900, page 358, Register of Deeds Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Tract 2:
Land in Davidson County, Tennessee, being a portion of Lot Number 4, Buck Branch Estates, of record in Plat Book 5050, page 66, Register of Deeds Office for Davidson County, Tennessee, and more particularly described, to-wit:

Beginning at an iron pin old, being the northeast most corner of this tract and also being a corner to Tract 2 of the Charles A. Newman property and in the line of Richardson; thence leaving Tract 2 with the line of Richardson, South 04 deg. 30 min. 01 sec. East 212.58 feet to a concrete monument; thence South 04 deg. 30 min. 01 sec. East 570.42 feet to a point in the center of Buck Branch, being in the line of Holland; thence with Holland and the center of Buck Branch for the next 5 calls: North 80 deg. 35 min, 01 sec. West 37,00 feet to a point; thence North 52 deg. 45 min. 01 sec. West 110.00 feet to a point; thence North 29 deg. 45 min. 01 sec. West 90.00 feet to a point; thence North 51 deg. 30 min. 01 sec. West 120.00 feet to a point; thence North 32 deg. 30 min. 01 sec. West 42.42 feet to a point, being a corner to Tract 2 of the Charles A. Newman property; thence with the line of Tract 2, North 23 deg. 19 min. 50 sec. East 565.58 feet to the point of beginning, containing 2.50 acres, more or less, according to a survey prepared by Steven Michael Holland, Tennessee Registered Land Surveyor, License Number 2337, dated 11/5/2007 and shown as drawing number 071105.

Also being conveyed is all the interest in the Grant of Easement for Ingress and Egress filed at Instrument No. 20100623-0049149, in the said Register's Office.

Being the same parcel conveyed to BUFORD PERRY and wife, MARGARET PERRY, from BOBBIE JEAN RICHARDSON, a widow, by virtue of a deed dated June 22, 2010, recorded June 23, 2010, as Instrument No. 20100623-0049150 County of Davidson, State of Tennessee. Buford Perry having since deceased on or about July 25, 2016. Being the same property conveyed to Delma R. Perry, Jr. and Angela Perry, husband and wife, as joint tenants with right of survivorship by deed from Margaret Perry, dated 04/09/2018, of record in Instrument No. 20180413-0035009, said Register's Office.

BEING the same property conveyed to Delma R. Perry, Jr. and Angela Perry, husband and wife, as joint tenants with right of survivorship, by General Warranty Deed from Margaret Perry, an unmarried woman, dated April 9, 2018, of record in Instrument No. 20180413-0035009, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 4211 Bernard Road, Nashville, TN 37080.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2019 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 22nd day of May, 2019.

DELMA R. PERRY, JR.

ANGELA PERRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Delma R. Perry, Jr. and Angela Perry, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of May, 2019.

Notary Public

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 9-26-19

(SEAL)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of May, 2019.

Notary Public

My commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

File No. GTS1-2019-266

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC (SEAL)
WILSON COUNTY