PREPARED BY
BANKERS [illegible] OW CORP
510; MARYLAND VAY
[illegible]
BRENTWOOD TN 37027

RETURNED TO

This document prepared by (and after recording return to):
Name: William Davis, Attorney, P.C.
Address: 219 Ward Circle, Ste 6
City, State, Zip: Brentwood, TN, 37027
Phone: 615-369-0039
File Number: WWD-3605S

Karen Johnson Davidson County
Batch# 242117 DEEDWARR
06/12/2019 09:32:07 AM 2 pgs
Fees: $13.00 Taxes: $2,523.40
20190612-0056289

---Above Thi

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christy Omohundro, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Russell Ray Lampkins and Jessica Meuchel Lampkins, husband and wife**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Chickering Valley, as of record in Book 2331, page 123, Register's Office for Davidson County, Tennessee. Said Lot No. 14 fronts 155 feet on the westerly side of Chickering Lane and runs back 744.7 feet on the north line and 536 feet on the south line to a dead line in the rear, measuring 296.2 feet thereon.

Being the same property conveyed to Christy Omohundro by Warranty Deed from Meta Sue Reynolds, dated 04/30/2012 and filed for record on 05/01/2012 in Instrument Number 20120501-0036947, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2145 Chickering Lane, Nashville, Tennessee, 37215.

Map and Parcel: 14414000800

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 7 day of June, 2019.

Christy Omohundro -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christy Omohundro, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of June, 2019.

NOTARY PUBLIC

(SEAL)

My Commission Expires: 12/19/20

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$682,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 7 day of June, 2019.

Affiant

NOTARY PUBLIC

(SEAL)

My commission expires: 11/3/20

Grantee(s) Name, Address:	Send Tax Statement To:
Russell R. Lampkins and Jessica Meuchel Lampkins	New Owner
2145 Chickering Lane	
Nashville, TN 37215	