Karen Johnson Davidson County
Batch# 268466 DEEDWARR
08/07/2019 04:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,393.05
20190807-0078738

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1646TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 376,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of August, 2019.

Notary Public

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Commission Expiration: 4-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Tucker Helms and Cameron Elizabeth Carter 219 Wauford Dr. Nashville, TN 37211	SAME AS NEW OWNER. Capstar Bank 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215	14706003600

WARRANTY DEED

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, **Carson Lamb and Kristen Davis Lamb**, Husband and Wife HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tucker Helms, an unmarried man and Cameron Elizabeth Carter, an unmarried woman, as joint tenants with rights of survivorship** 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:

Property known as 219 Wauford Dr. Nashville, TN 37211, County of Davidson to wit:

Land in Davidson County, Tennessee, being all of Lot No. 103, on the plan of Section One (Revised), Caldwell Hall of record in Plat Book 2900, Pages 57-59, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Carson Lamb and Kristen Davis Lamb, husband and wife, by deed from Clint Haynes, unmarried, dated 11/15/2012 filed and recorded 11/19/2012 of record as Instrument No. 20121119-0106609, said Register's Office.

Tax Map and Parcel ID is as follows 14706003600

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 219 Wauford Dr., Nashville, TN 37211

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 unemcumbered, 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 this 1st day of August, 2019.

Carson Lamb

Kristen Davis Lamb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of August, 2019, before me personally appeared **Carson Lamb and Kristen Davis Lamb**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 1st day of August, 2019.

Notary Public

MICHAEL B. WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires DEC. 5, 2020

Commission Expiration: 12/05/2020

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5.2.2022

