Karen Johnson Davidson County
Batch# 286722 DEEDWARR
09/17/2019 09:26:30 AM 4 pgs
Fees: $23.00 Taxes: $760.35
20190917-0093998

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
R.C. Lamb & Mary A. Lamb 1109-B Clarke St. Old Hickory, TN 37138	R.C. Lamb & Mary A. Lamb 6127 N. New Hope Rd Hermitage TN 37076	044150-381.00

THIS INDENTURE, made this 16th day of September, 2019 between

Sandra J. Corley, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

R.C. Lamb and wife, Mary A. Lamb

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 4th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 250, Section "B" Village of Old Hickory, as shown on plat recorded July 16, 1948, of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, fronting 90.6 feet on Clarke Street and containing 0.190 acres, more or less.

Being the same property conveyed to Sandra J. Corley by Warranty Deed dated 8/22/2012 from Patricia Jackson of record in Instrument No. 20120824-0076402 and by Quitclaim Deed dated 7/29/17 from Sandra Jean Corley aka Sandra J. Corley, a widowed woman to John Paul Corley, a married man of record in Instrument No. 20170824-0086880 and further conveyed to Sandra J. Corley by Quitclaim Deed dated 2/26/2019 from John Paul Corley of record in Instrument No. 20190227-0017725, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1109-B Clarke St., Old Hickory, TN 37138.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2019 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Sandra J. Corley by Melissa Corley Fitts, attorney in fact

Sandra J. Corley by Dianne Ferrell, attorney in fact

POA of record in Instrument No. 201909090090851, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2019, before me personally appeared Melissa Corley Fitts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Sandra J. Corley, and who acknowledged that she executed the same as the free act and deed of Sandra J. Corley.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 16th day of September, 2019.

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/3/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2019, before me personally appeared Dianne Ferrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Sandra J. Corley, and who acknowledged that she executed the same as the free act and deed of Sandra J. Corley.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 16th day of September, 2019.

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/3/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $205,500.00.

Affiant

Sworn to and subscribed before me, this 16th day of September, 2019

Notary Public
My Commission Expires: 7/3/23

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Trudy Milliken, 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 Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY