Karen Johnson Davidson County
Batch# 329007 DEEDWARR
12/13/2019 09:27:16 AM 2 pgs
Fees: $13.00 Taxes: $1,613.20
20191213-0128653

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-3042

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $436,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of December, 2019

Notary Public

Commission Expires: 03-08-21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cathy L. Story 3605 Normandy Place South Nashville, TN 37209	CapStar Bank 2002 Richard Jones Rd Ste 300A Nashville, TN 37215	104-01-0-148.00

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, I/WE, **Wesley Stephen Lamb and Channing Katherine Lamb, husband and wife** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cathy L. Story, married woman

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:

Land in Davidson County, Tennessee, being parts of Lot Nos. 28, 29 and 30 on the Map of West End Park Company's Subdivision, of record in Book 421, Page 152, in the Register's Office for Davidson County, to which plan reference is hereby made for a more complete description, and described according to a copy of survey thereof made by Ralph W. C. Lambert, Surveyor, dated December 30, 1955, as follows:

Beginning at the Southeast intersection of Normandy Place South as established and dedicated on the Revised Plan of Acklen Heights, of record in Book 1835, Page 10, Register's Office for said County, and an undeveloped alley, said point being 165 feet East of the East margin of 37th Avenue North; thence along the margin of said alley, South 14 degrees 19 minutes West 73.6 feet; thence South 15 degrees 50' West 139.6 feet to an iron pin in the line between Lots 27 and 29, thence with the line between said lots, South 63 degrees East 71 feet to an iron pin; thence North 9 degrees 15' East 218.5 feet to an iron pin in the South margin of Normandy Place South; thence with the margin of the same North 80 degrees 26' West 55 feet to the point of beginning. (being a point located in Lot 28)

Being the same property conveyed to James D. Green and Douglas B. Green by Warranty Deed from Kimberly Michelle Thomas and Terry Lynn Thomas, wife and husband of record in Instrument No. 20130808-0083424, Register's Office for Davidson County, Tennessee, dated August 06, 2013 and recorded on August 08, 2013.

Being the same property conveyed to Wesley Stephen Lamb and Channing Katherine Lamb, husband and wife by Warranty deed from James D. Green, married and Douglas B. Green, married of record in Instrument No. 20171106-0113715 Register's Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on November 06, 2017.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3605 Normandy Place South, Nashville, TN 37209

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 so 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 unencumbered, 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of December, 2019.

Wesley Stephen Lamb
Wesley ~~Katherine~~ Lamb

Channing Stephen Katherine Lamb
Channing Katherine Lamb

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wesley Katherine Lamb and Channing Katherine Lamb** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at New York (city), New York (state) this 6th day of December, 2019.

Oswald J Bien-Aime
Notary Public
My Commission Expires: June 29, 2022

OSWALD JOSEPH BIEN-AIMÉ
No. 01BI6076341
NOTARY PUBLIC FOR THE
STATE OF NEW YORK
QUALIFIED IN QUEENS COUNTY
COMMISION EXPIRES ON

(Notary Seal)

OSWALD JOSEPH BIEN-AIMÉ
No. 01BI6076341
NOTARY PUBLIC FOR THE
STATE OF NEW YORK
QUALIFIED IN QUEENS COUNTY
COMMISION EXPIRES ON 6/29/22