WARRANTY DEED



STATE OF TENNESSEE DTW
COUNTY OF ~~DAVIDSON~~ Bedford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-23-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Mack Lambert	Joseph Mack Lambert	14801000500
(NAME)	(NAME)	
247 Wallace Road	247 Wallace Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 361040 **DEEDWARR**
02/21/2020 10:05:15 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20200221-0019327

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Cindy Birdsong, Executrix of the Estate of Richard J. Barnwell,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joseph Mack Lambert, a single man,** hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 175, on the plan of HILLBROOK, SECTION 3, as shown on plat of record in Book 3300, Page 84, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Richard J. Barnwell, and wife, Velda G. Barnwell by Warranty Deed from Garner I. Fink, Jr. and wife, Wayna J. Fink dated 04/28/1969 and recorded 04/29/1969, of record in Book 4329, Page 64, Register's Office for Davidson County, Tennessee.

The said Velda G. Barnwell died on 09/23/2012, leaving the said Richard J. Barnwell the sole surviving tenant by the entirety.

The said Richard J. Barnwell died testate on 10/13/2018, appointing Cindy Birdsong, as Executrix to administer the estate as evidenced in Docket No. 19P43, Probate Court Clerk's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Book 3300, Page 84, (2) Covenants, conditions, easements and restrictions recorded in Book 3460, Page 295, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 247 Wallace Road, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 14th day of February, 2020.

Cindy Birdsong, Executrix of the Estate of Richard J. Barnwell

Cindy Birdsong, Executrix of the Estate of Richard J. Barnwell

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Cindy Birdsong, Executrix of the Estate of Richard J. Barnwell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the **Executrix of the Estate of Richard J. Barnwell**, the within named bargainor, and that she as such executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of February, 2020.

Notary Public

5-17-21

My Commission Expires:

MARILYN C. NEWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122