Prepared by/
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 454125 DEEDWARR
08/11/2020 12:33:27 PM 2 pgs
Fees: $13.00 Taxes: $739.63

20200811-0089251

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2020.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

20003808

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isaac Clifford Lamb and Danelle Lamb	New Owner	
(NAME) 1212 Vultee Boulevard	(NAME)	120 01 0 095.00
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Crystal Hogg, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Isaac Clifford Lamb, an unmarried man and Danelle Lamb, a married woman, as joint tenants with right 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:

Being all of Lot No. 263 on the plan of Miro Meadows of record in Plat Book 1424, Page 94-95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Crystal Hogg by Warranty Deed dated January 17, 2013 from Joseph C. Crawford and wife, Jackie L. Crawford, of record in Instrument Number 20130131-0010236, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **1212 Vultee Boulevard, Nashville, Tennessee 37217**

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 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 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 our hands this 5th day of August, 2020.

Crystal Hogg

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Crystal Hogg the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 5th day of August, 2020.

Commission expires: 5-15-21



Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167