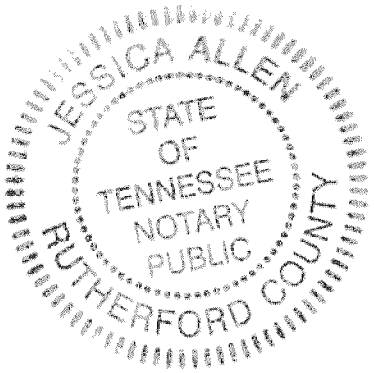
Karen Johnson Davidson County
Batch# 459255 DEEDWARR
08/18/2020 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $862.10
20200818-0092750

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-18-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dylan Lambert	Michele Latow	Parcel ID: 148 12 0 207.00
(NAME)	(NAME)	
4620 Fanning Drive	2415 Regency Park	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Deland FL 32724	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lauren E. Sharpe and Collin B. Sharpe, a married couple**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dylan Lambert, an unmarried man**, 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 Lot No. 111 on the Plan of Section Fourteen, Hazelwood of record in Plat Book 4660, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 111 fronts 58 feet on the Northerly margin of Fanning Drive and runs back 157.81 feet on the Easterly line and 160.00 feet to the Westerly line to a dead line in the rear which measures.

Being the same property conveyed to Lauren E. Sharpe and Collin B. Sharpe, a married couple, by Warranty Deed From Cliff View Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20180706-0065553, in the Register's Office of Davidson County, Tennessee, dated June 29, 2018 and recorded on July 06, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4620 Fanning Drive, Antioch, TN 37013

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 17 day of August, 2020

Lauren E. Sharpe
Lauren E. Sharpe

Collin B. Sharpe
Collin B. Sharpe

STATE OF TENNESSEE

COUNTY OF Rutherford

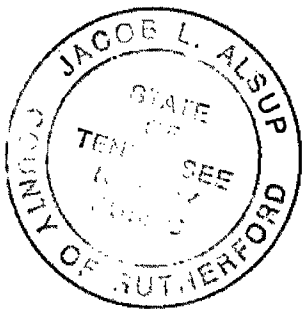
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lauren E. Sharpe and Collin B. Sharpe, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of August, 2020.

Notary Public

My Commission Expires: 9-10-21

(SEAL)



True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY