This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Tristan Archer
Catherine Archer
735 Tulip Grove Road
Hermitage, TN 37076

Karen Johnson Davidson County
DEEDWARR
Batch# 480913 2 pgs
09/22/2020 11:00:49 AM
Fees: $13.00 Taxes: $954.60
20200922-0108552

SEND TAX BILL TO:

NEW OWNER

MAP/PARCEL 075-12-0F-093.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Katherine Lamb, unmarried, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Tristan Archer and Catherine Archer, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 347 (also known as Tax Parcel 93)Tulip Cove Townhomes, a Horizontal property Regime with Private Elements as shown on Exhibit B to the Declaration of Covenants and Restrictions of record in Instrument No. 20050525-0059119, amended at Instrument No. 20080103-0000699, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary Katherine Lamb, a single woman by Warranty deed from Benjamin R. Withers and Madison Withers, husband and wife of record in Instrument No. 20150908-0090827 Register's Office for Davidson County, Tennessee, dated September 01, 2015 and recorded on September 08, 2015.

This is improved property known as: **735 Tulip Grove Road, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their 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.

Possession to be given 21st day of September, 2020.

WITNESS MY HAND on this the 21st day of September, 2020

Mary Katherine Lamb

Mary Katherine Lamb

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Mary Katherine Lamb,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 21st day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 05-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $238,000.00.

AFFIANT

Subscribed and sworn to before me this the 21st day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 05-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 200770