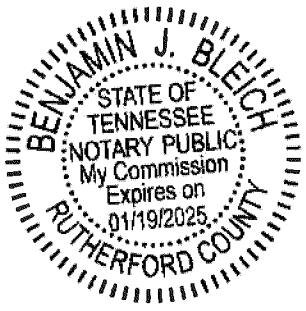
Karen Johnson Davidson County
Batch# 640327 DEEDWARR
05/19/2021 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210519-0068219

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1·19·25
(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)
Taylor Breland and Jeremy Gazaway	Colten Mortgage, LLC	Parcel ID: 176 05 0 075.00
(NAME) 209 Hickory Way Court	(NAME) 6021 S Syracuse Way, Suite 104	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Greenwood Village, CO 80111	
(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, **Robert W. Lamb and wife, Shawn E. Lamb**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Taylor Breland and Jeremy Gazaway, wife and husband**, 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 Lot Number 37 on the Plan of Hickory Woods, Section B, of record in Plat Book 6900 at Page 512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert W. Lamb and wife, Shawn E. Lamb, by Warranty Deed from Reliance Homes, Inc., of record in Book 7983, Page 333, in the Register's Office of Davidson County, Tennessee, dated November 10, 1989 and recorded on November 14, 1989.

Being the same property conveyed to Taylor Breland and Jeremy Gazaway , by Warranty Deed from Robert W. Lamb and wife, Shawn E. Lamb, in said Register's Office of Davidson County, Tennessee

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 209 Hickory Way Court, 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 17th day of May, 2021

Robert W. Lamb

Shawn E. Lamb

STATE OF Ky

COUNTY OF Davies

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Robert W. Lamb and wife, Shawn E. Lamb, the within named 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 day of May, 2021.

Notary Public

Kevin L. Barrowclough
Notary Public, ID No. 584563
State at Large, Kentucky
My Commission Expires on Sept. 4, 2021

My Commission Expires:

(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