) BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Name and Address of New Owner:
Andrew Martinez and Jane Martinez
8684 Gauphin Place
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 817947 DEEDWARR
03/09/2022 09:00:24 AM 2 pgs
Fees: $13.00 Taxes: $1,849.63

20220309-0026724

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1136 2nd Ave North
Nashville, Tennessee 37208

Send Tax Statements To:
New Owner

Map & Parcel(s):
173 09 0A 457.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Bradford Lamb, a single man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Andrew Martinez and Jane Martinez, husband and wife,** hereinafter called the GRANTEE, their heirs, successors 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. 396 on the Plan of Phase Six, Lenox Village of record in Plat at Instrument No. 20050112-0004530, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to James Bradford Lamb, a single man, by Warranty Deed from Kerri Thomas Backer, married, of record in Instrument No. 20210810-0108007, in the Register's Office of Davidson County, Tennessee, dated August 5, 2021 and recorded on August 10, 2021.

This conveyance is 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.

This is improved property known as: 8684 Gauphin Place, Nashville, TN 37211

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, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 my hand this 24 day of February, 2022.

James Bradford Lamb

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 24 day of February 2022, before me personally appeared James Bradford Lamb, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24 day of February 2022.

Notary Signature
My commission expires: 4/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $499,900.00.

Affiant Signature

Subscribed and sown to before me, this the 24 day of February 2022.

Notary Public
My Commission Expires: 3/28/22

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY