WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2000.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Sept. 23, 2000

(AFFIX SEAL)

Instr:200005160049115 Page: 1 OF 2
REC'D FOR REC 05/16/2000 10:20:14AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $277.50

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Christian	SAME	**52-12-53**
(NAME)	(NAME)	**52-12-54**
2017 Harvington Drive		
(ADDRESS)	(ADDRESS)	
Franklin, Tennessee 37069		
(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, **Charles R. Lewis and wife, Saundra Lewis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie Christian and husband, Van E. Christian, II**, 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:

Tract No. 1

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Schoolside Heights, of record in Book 3700, page 38, said Register's Office to which plan reference is hereby made for a more complete description.

Said Lot No. 1 fronts 106.0 feet on the northerly side of Neely's Bend Road and extends back between lines, 171.8 feet on the easterly line and 169.9 feet on the westerly line, to a line in the rear measuring 142.5 feet thereon.

Tract No. 2

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Schoolside Heights, of record in Book 3700, page 38, said Register's Office to which plan reference is hereby made for a more complete description.

Said Lot No. 2 fronts 82.0 feet on the northerly side of Neely's Bend Road and extends back 146.0 feet on the easterly line and 171.8 feet on the westerly line, to a broken line in the rear measuring a total of 89.3 feet thereon.

Being the same property conveyed to Charles R. Lewis and wife, Saundra Lewis by deed from Louise S. Odom, a widow, of record in Book 6114, page 526, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3700, page 38, said Register's Office; and (c) restrictive covenants of record in Book 3949, page 401, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **1217 & 1221 Neelys Bend Road, Madison, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 15th day of May, 2000.

Charles R. Lewis 5/15/00
Charles R. Lewis

Saundra L. Lewis 5/15/00
Saundra Lewis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Charles R. Lewis and Sandra Lewis**, 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.

DENISE WHITE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of May, 2000.

Commission expires:

My Commission Expires Sept. 23, 2000

M. Denise White Notary Public