WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2000.

Notary Public

MY COMMISSION EXPIRES:. 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Instr:200007190071473 Page: 1 OF 2
REC'D FOR REC 07/19/2000 3:31:14PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $499.50

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason W. Pierpoint	Tucker Federal Bank dba Prime Lending	Map 53
(NAME) 1979 Waterford Drive	(NAME) P.O. Box 211788	Group 06-0-B
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Augusta, GA 30917-1788	Parcel 60
(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,

JEFF LEWIS AND SUSAN LEWIS , BOTH UNMARRIED

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JASON W. PIERPOINT AND WIFE, ANDREA B. PIERPOINT

, 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 No. 22 on the Plan of Phase Three, Waterford, as of record in Plat Book 7900, Page 707, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeff Lewis and Wife, Susan Lewis by deed from Larry Powell, unmarried of record in Deed Book 9604, page 549, Register's Office for said County. The said Jeff Lewis and Susan Lewis having since divorced, filed February 8, 2000 for record in the Circuit Court of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8694, page 216; Book 8699, page 462; Book 9081, page 63; Book 9112, page 962; Book 9530, page 185; Book 7463, page 294; By Laws of record in Book 8715, page 583, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Charter of Homeowner's Association as shown of record in Book 8711, Page 701; Sewer Easement in Book 1717, page 30; ROW Easement of record in Book

2024, page 225, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1979 Waterford Drive, Old Hickory, TN 37138
(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 14th day of July, 2000.

Jeff Lewis

Susan Lewis

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Jeff Lewis and Susan Lewis the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2000.

My Commission Expires 3/23/03

Notary Public

File Number200006021
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122