Box 13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,400.00

Beverly J. Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2000.

Elizabeth E. Smith
Notary Public

MY COMMISSION EXPIRES: May 26, 2002
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/06/00 15:51 2pgs
Fees:11.00 Taxes:393.68
20000906-0088343

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly J Lewis	Union Planters Bank, National Association	52-8A-174
(NAME)	(NAME)	
1417 Pellican Point	2019 Richard Jones Rd Ste 300	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Nashville, TN 37215	
(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, Thomas A. Hardy and wife Anja M. Nitz, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly J Lewis unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Heron Walk Section Two Phase One of record in Plat Book 9700, Page 386, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas J. Hardy and wife Anja M. Nitz, by deed of record in Book 10976, Page 77, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Thomas A. Hardy and wife Anja M. Nitz by Bridget Poag as their Attorney In Fact pursuant to recorded Power of Attorney of record ~~in Instrument No. _____~~ being recorded simultaneously herewith

unimproved ☒
This is improved ☐ property, known as 1417 Pellican Point, 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 28th day of June, 2000.

Thomas A. Hardy (by Bridget Poag)

Anja M. Nitz (by Bridget Poag)

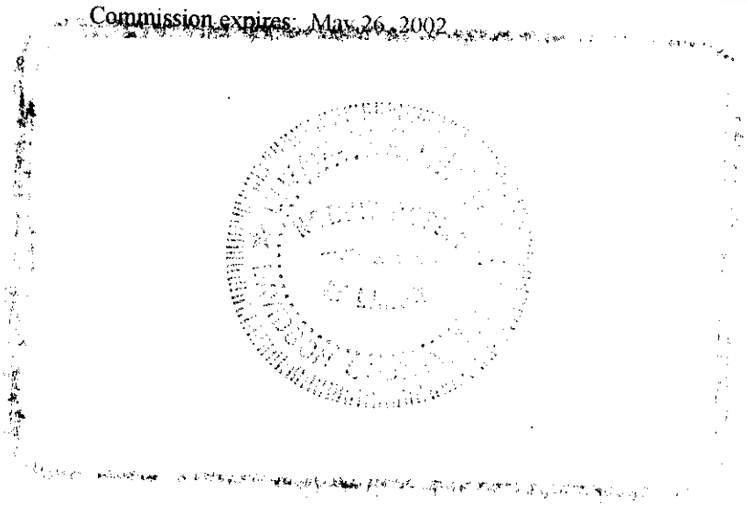
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 28th day of June, 2000, before me personally appeared Bridget Poag, the person who executed the foregoing instrument on behalf of Thomas A. Hardy and wife Anja M. Nitz and who acknowledged that she executed the same as the free act and deed of the said Thomas A. Hardy and wife Anja M.Nitz, through Power of Attorney granted her by the said Thomas A. Hardy and wife Anja M. Nitz

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2000.

Commission expires: May 26, 2002



Elizabeth E. Triplett Notary Public