File Box B

# WARRANTY DEED

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

#2815

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2001.

Notary Public

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

**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 |
|---|---|---|
| James Lee | James Lee | 161-10 A-61 |
| (NAME) | (NAME) | |
| 5333 Village Way | 5333 Village Way | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37211 | Nashville, TN 37211 | |
| (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, Juanita Yoshie Lewis unmarried and Charles H.S. Lewis and wife Miche Lewis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Lee, 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. 80 on the Plan of Village of Brentwood, Phase I, as of record in Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Juanita Yoshie Lewis unmarried, Charles H.S. Lewis and wife Miche Lewis, by deed of record in Book 8206, Page 208, 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 Charles H.S. Lewis and Miche Lewis by Juanita Yoshie Lewis as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20020108 - 0002902, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5333 Village Way, Nashville, TN 37211
(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.

Davidson County DEEDWARR
Recvd: 01/08/02 14:02 2pgs
Fees:13.00 Taxes:314.50

20020108-0002903

Witness my/our hand(s) this 19th day of December, 2001.

Miche Lewis by Juanita Yoshie Lewis
Miche Lewis

Juanita Yoshie Lewis
Juanita Yoshie Lewis

Charles H S Lewis by Juanita Yoshie Lewis
Charles H S Lewis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 19th day of December, 2001, before me personally appeared Juanita Yoshie Lewis, the person who executed the foregoing instrument on behalf of Charles H.S. Lewis and Miche Lewis and who acknowledged that she executed the same as the free act and deed of the said Charles H.S. Lewis and Miche Lewis, through Power of Attorney granted her by the said Charles H.S. Lewis and Miche Lewis

Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 2001

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Elizabeth E Triplett
Notary Public

Commission expires: 5/26/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 19th day of December, 2001.

Commission expires: May 26, 2002

Elizabeth E Triplett
Notary Public

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.