OV

Deed 484

Davidson County DEEDWARR
Recvd: 05/23/03 11:19 2pgs
Fees:13.00 Taxes:828.80

20030523-0070646

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of May, 2003.

My Commission Expires November 23, 2003

Notary Public

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christine M. Lewis and Joe G. Lewis, Jr.
941 Woodstone Lane
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 172-030-A-080.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert S. Collins III and Melissa S. Collins** hereinafter referred to as Grantors, hereby transfers and conveys to **Christine M. Lewis and husband, Joe G. Lewis, Jr.** hereinafter referred to as 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. 80 on the Plan of The Woodlands, Phase 1, Section 1, of record in Book 6900, Page 498 & 499, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert S. Collin, III and wife, Melissa S. Collins, by Warranty Deed from Dial Properties, LLC, of record in Book 10675, Page 936, Register's Office for Davidson County, Tennessee, dated October 31, 1997.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 498 & 499, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7334, Page 109; Book 7408, Page 250; Book 7516, Page 37; Book 8464, Page 463; Book 8622, Page 390; Book 8634, Page 224; Book 8643, Page 675; Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8454, Page 246, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 8472, Page 310, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 941 Woodstone Lane, Nashville, Tennessee 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** 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 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 hand this 22nd day of May, 2003.

Robert S. Collins III

Melissa S. Collins

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 Robert S. Collins III and Melissa S. Collins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2003.

THOMAS SIDWELL NOTARY PUBLIC TENNESSEE

Notary Public

My Commission Expires: 11/2/05

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