WARRANTY DEED

SUSAN L. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES: NOV. 26, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,255.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of September, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/24/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ilya Toshinskly	Ilya Toshinskly	
(NAME)	(NAME)	
1625 Celebration Way	1625 Celebration Way	172-8-B-29
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20032228

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael L. Lewis and wife, Linda K. Lewis**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ilya Toshinskly, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being Lot No. 29 on the Revised Plat of Bridle Downs, Phase One, as of record in Plat Book 6900, page 701-703 in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael L. Lewis and wife, Linda K. Lewis by deed dated 11/21/96 from Julius F. Moody, Jr. and wife, Michelle H. Moody and Julius F. Moody, Sr. and wife, Cora J. Moody and recorded on 11/26/96 in Book 10267, page 457, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ■ property, known as 1625 Celebration 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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 12th day of September, 2003.

Michael L. Lewis

Linda K. Lewis

Davidson County DEEDWARR
Recvd: 09/17/03 11:02 2pgs
Fees:13.00 Taxes:615.14

20030917-0137219

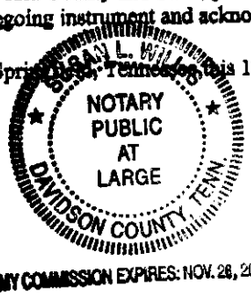
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared Michael L. Lewis and wife, Linda K. Lewis, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Spring Hill, Tennessee, this 12th day of September, 2003.

Commission expires:



MY COMMISSION EXPIRES: NOV. 28, 2005

Susan Willis Notary Public