WARRANTY DEED

LISA G. MILLIGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN MY COMMISSION EXP. 2/12/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,638.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: February 12, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 05/12/04 13:59 2pgs
Fees:13.00 Taxes:353.86
20040512-0055143

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda J. Lewis	Commerce Mortgage Group, LLC	Map 72 Group 12-0 Parcel 222
(NAME) 1812 Tammany Drive	(NAME) 611 Commerce Street, Ste. 2709	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville Tennessee 37203	
(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, **Laurice Renee Finch Taylor** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda J. Lewis , 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. 19 on the Plan of Sherwood, First Addition as of record in Book 1835, Page 23, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Tammany Drive at the corner of Lots Nos. 18 and 19; thence with the line between said two lots, westwardly 151 feet; thence South 1 degree 38 feet East, 120 feet to the northerly margin of Dorchester Avenue; thence with said Avenue, Eastwardly 131.3 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, Northeastwardly 31.4 feet to the westerly margin of Tammany Drive; thence with said Drive, Northwardly 100 feet to the beginning.
Continued on next page.

Being the same property conveyed to Laurice Renee Finch Taylor by Final Decree of Divorce recorded on March 19, 2001 in Instrument No. 20010319-0025833 and also by deed March 17, 1994 dated of record in Book 9284, Page 586, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1812 Tammany Drive, Nashville, TN 37216
(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 7th day of May, 2004.

Laurice Renee Finch Taylor

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 Laurice Renee Finch Taylor the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of May, 2004.

My Commission Expires: 02/12/08

Notary Public

LISA G. MILLIGAN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN
MY COMMISSION EXP.

File Number2404439
RETURN TO:
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075