#1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/04 10:30 2pgs
Fees:13.00 Taxes:384.80

20040622-0073664

HENRY R. ALLISON, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 9-22-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Lewis	Gerald Lewis	50-14-0/216.00
(NAME)	(NAME)	
3129 Wilmoth Road	3129 Wilmouth Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, **John Ellis** _____, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerald 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. 373 on the Plan of Parkwood Estates,, Section II, as of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 373 fronts 80 feet on the south side of Wilmoth Road and extends back 123.3 feet on the westerly line and 124.8 feet on the easterly line, to a broken line, measuring 80.1 feet.

Being the same property conveyed to John Ellis by Substitute Trustee's Deed from Clifton E. Darnell dated January 18, 2001 and filed for record in Instrument No. 20021104-0134874, Register's Office for Davidson County, Tennessee. Also of record in Book 8959, Page 992, Register's Office for said County.

The 2003 County Taxes have been prorated and assumed by the Grantees.
Subject to any and all matters as shown on the Plan of Record in Plat book 3300, page 5, Register's Office for Davidson County, Tennessee.
Subject to any and all existing easements and restrictions of record.
This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights of way for public utilities.

unimproved ☐

This is improved ☒ property, known as 3129 Wilmouth Rd., Nashville, TN 37207

(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 hand this 17th day of June, 2004.

John Ellis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

'On June 17, 2004, before me personally appeared John Ellis to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of June, 2004.

Commission expires: 9-22-07

Notary Public

