Davidson County DEEDWARR
Recvd: 06/23/04 08:25 2pgs
Fees:13.00 Taxes:481.00

20040623-0074166

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201
MCTE00000720

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by JAMES L. LEWIS, JR., and other good and valuable consideration, the receipt of all of which is hereby acknowledged, KENNETH HUTCHINS and wife, SEASON HUTCHINS, have bargained and sold, and by these presents do transfer and convey unto the said JAMES L. LEWIS, JR., his heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 448 on the Plan of Bellshire Estates, Section "B" of record in Book 2331, pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to Kenneth Hutchins and wife, Season Hutchins, by deed from Federal National Mortgage Association aka FANNIE MAE, of record as Instrument No. 20040315-0029202, said Register's Office.

This is improved ☐ property known as **4021 Dumbarton Drive, Nashville, TN 37207**

unimproved ☐

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JAMES L. LEWIS, JR., his heirs and assigns, forever. And it does covenant with the said JAMES L. LEWIS, JR., that he is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to the said JAMES L. LEWIS, JR., his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 18th day of June, 2004.

KENNETH HUTCHINS

SEASON HUTCHINS

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **KENNETH HUTCHINS and wife, SEASON HUTCHINS** , with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 18th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 18th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires OCT. 13 2004

MAP 119-05
PARCEL 429.00

ADDRESS OF NEW OWNERS:
JAMES L. LEWIS, JR.
4021 Dumbarton Ave.
Nashville, TN 37207

SEND TAX BILLS TO:

SAME