WARRANTY DEED

ROBIN R. KELLER Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/21/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 1602 W. Northfield Blvd., Suite 500, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa Taylor	Crown Mortgage Services	061-00-0-024.00
(NAME)	(NAME)	
533 Ben Allen Road	833-C Wren Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Goodlettsville, TN 37072	
(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, I, **Thomas Lewis, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Theresa Taylor and Alfred Taylor, married**, 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 the 12th Civil District of Davidson County, Tennessee, Beginning in the easterly margin of Ben Allen Road, 887 feet from the corner of Lot 246 in Maplewood Heights, Book 547, page 103, Register's Office for said County, running thence North 17 deg. 45 min. west 50 feet; thence North 72 deg. 15 min. east, 400 feet to Nickens line; thence South 17 deg. 45 min. east 50 feet; thence South 72 deg. 15 min. west 400 feet to the beginning.

Being the same property conveyed to Thomas A. Lewis, by Deed from Aubrey Hiam, of record in Instrument #200209030105643, dated August 30th, 2002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2004, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; any and all matters and restrictions all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 533 Ben Allen Road, 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 hand this 13th day of September, 2004.

Thomas Lewis

Davidson County DEEDWARR
Recvd: 09/24/04 09:04 2pgs
Fees:13.00 Taxes:270.10

20040924-0115285

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Thomas Lewis , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 13th day of September, 2004.

Notary Public

My Commission Expires: 11/21/04

ROBIN R. KELLER
Notary Public At Large
RUTHERFORD COUNTY, TN