2771276-BJ

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/28/05 10:18 1 pg
Fees:13.00 Taxes:308.58

20050128-0010465

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,400.00

Carrie Renee Lew
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ~~THIS~~ THE 14TH DAY OF DECEMBER 2004.

Kimberly Brownlow
Notary Public

MY COMMISSION EXPIRES:
May 30, 2007 AFFIX SEAL

KIMBERLY BROWNLOW Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires May 30, 2007

THIS INSTRUMENT WAS PREPARED BY
Mooser & Freibert Land Title Company, LLC by Chris J. Mooser, Esq., 100 Mallard Creek Road, Louisville, KY 40207

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven B. Lew	Steven B. Lew	108-08-0-204.00
(NAME) 3153 East Lake Drive	(NAME) 3153 East Lake Drive, Nashville,	
(ADDRESS) Nasville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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, Carrie Renee Lew, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven B.Lew, an unmarried man 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:

Derivation Clause

Parcel No. 108.08-0-204.00

The instrument constituting the source of the Borrower's interest in the foregoing described property was a ☐ Warranty Deed ☒ Quitclaim Deed ☐ Other _____ recorded at Book 11624, Page ☐ under Instrument No. 439 in the Register's Office of DAVIDSON County,

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 69 on the Zone Lot Division of Lots 22 thru 26 and 68 thru 73, EAST LAKE SUBDIVISION, of record in Book 5200, Page 342, and as amended in Book 5800, Page 151, Register's Office for said county, to which plan reference is hereby made for a more particular description.

Said property fronts 29.81 feet on the Westerly margin of East Lake Drive and extends back 143.64 feet on the Northerly line and 146.87 feet on the Southerly line to a dead line in the rear, measuring 29.79 feet, thereon.

This is improved X property, known as 3153 East Lake Drive, Nashville, TN 37214
(unimproved) (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 14th day of December 2004.

Carrie Renee Lew

STATE OF TN
COUNTY OF DAVIDSON

CARRIE RENEE LEW KNOWN TO ME TO BE THE PERSON DESCRIBED IN & WHO EXECUTED THE FORGOING INSTRUMENT
Witness my hand and official seal at Nashville, Tennessee this 14th day of December 2004.

Commission expires:
May 30, 2007

KIMBERLY BROWNLOW Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires May 30, 2007

Kimberly Brownlow
Notary Public