WARRANTY DEED

BRENDA ANNE WILSON NOTARY PUBLIC FOR STATE OF TENNESSEE DAVIDSON COUNTY, TN

My Commission Exp. SEPT 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,850.00

Tiffany R. Addison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2005.

Brenda A Wilson
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fisher Ford Group, LLC	Fisher Ford Group, LLC	150-00-0-130
(NAME)	(NAME)	
1321 Murfreesboro Road	3249 Hamilton Church Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217-2635	Nashville, TN	
(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, Richard A Lewis, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fisher Ford Group, LLC, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 3249 Hamilton Church Road, Nashville, TN
(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 31st day of January, 2005.

Richard A Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 02/03/05 15:32 2 pgs
Fees:13.00 Taxes:676.55
20050203-0013019

State of
County of

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Richard A. Lewis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2005.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

BRENDA ANNE WILSON NOTARY PUBLIC FOR STATE OF TENNESSEE DAVIDSON COUNTY, TN

My Commission Exp. SEPT 22, 2007

Brenda Wilson
Notary Public

EXHIBIT A

A tract of land in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron stake in the Hamilton Church Road; thence south 62.16 poles to a stake, with white oak and cedar pointers in our original south boundary; thence east 20.52 poles, more or less, to Gilbert White's corner; thence with his line and the line of Charlton's tract north ½ east 60.32 poles to a stone, in or near said Hamilton Road; thence north 85 west 21.12 poles to the beginning, containing 7.95 acres, more or less.

Being the same property conveyed to Richard A. Lewis by Quitclaim Deed from Hattie Lewis, executed 7/14/73 and filed of record on 7/25/75 in Book 4935, Page 456, and by Quitclaim Deed from Hattie D. Barnes and wife, Mary Barnes, executed 7/14/75 and filed of record on 7/25/75 in Book 4935, Page 458, Register's Office for Davidson County, Tennessee.

This property is not the primary residence of the grantor.