WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

J. NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

1-2707

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott B. Lewis	Countrywide Home Loans, Inc.	96-1-129
(NAME)	(NAME)	
2705 Bluefield Avenue	750 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(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, Anna M. Middleton, Trustee, U/A/D 8/11/1999 of the Middleton Revocable Living Trust Agreement HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott B. 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 parts of Lots Nos. 42, 43 and 64 on the Map of Bluefields, of record in Book 843, Page 18, Register's Office for said County, and described according to a survey made by Z.J. Wilkinson, Surveyor, November 1, 1946, as follows:

Beginning at an iron pin in the south margin of Bluefields Avenue 561 feet east of the common corner of Lots Nos. 43 and 43, thence southerly 161.2 feet to a point in the line between Lots Nos. 42 and 64; thence with said line, westerly 10 feet; thence crossing Lot No. 64, southeasterly 70.6 feet to a point in the line between Lots 43 and 64, which is a 12-1/2 feet north of the corner of Lots Nos. 42 and 64, being a corner of the property conveyed to Cutts' by deed of record in Book 1415, Page 238, said Register's Office, thence along Cutts' westerly line, northerly 191 feet to a point in the south margin of Bluefields Avenue, thence with the margin of the same westerly 100 feet to the beginning.

Being the same property conveyed to Anna M. Middleton, Trustee U/A/D 8/11/1999 of the Middleton Revocable Living Trust Agreement, by deed of record in Book 11632, Page 711, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2705 Bluefield Avenue, A & B, Nashville, TN 37214

(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.

Davidson County DEEDWARR
Recvd: 10/12/05 11:20 2 pgs
Fees:13.00 Taxes:703.00

20051012-0122871

Witness my hand this 11th day of October, 2005.

Anna M. Middleton, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of October, 2005, before me, personally appeared Anna M. Middleton as trustee U/A/D 8/11/1999 of the Middleton Revocable Living Trust Agreement, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 11th day of October, 2005.

Commission expires: May 28, 2006

Notary Public

LaTrece McAfee
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
My Commission Expires