WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/27/06 14:13 2 pgs
Fees:13.00 Taxes:686.35
20060427-0048443

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (PP)	MAP-PARCEL NUMBERS
Tanny Mailoa	New Owner	172-12-B-332
(NAME)	(NAME)	
3048 Cody Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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,

Thomas J. Lewis III and wife, Cherry Lewis,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tanny Mailoa,

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 Lot No. 233 on the Plan of Section Fourteen, Bradford Hills of record in Plat Book 7900, Page 6, amended in Plat Book 7900, Page 739, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Thomas J. Lewis, III, unmarried, by Warranty Deed from Pat Sousa, unmarried, recorded in Instrument No. 20020219-0021121, Register's Office for Davidson County, Tennessee. Thomas J. Lewis, III has since married.

Cherry Lewis, spouse of Thomas J. Lewis III, joins in this conveyance to convey all right, title and interest he/she may have in the above referenced property, including, but not limited to, marital rights.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 3048 Cody Hill Road, Nashville, TN 37211
(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 our hands this 25th day of April, 2006.

Thomas J. Lewis III

Cherry Lewis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Thomas J. Lewis III and wife, Cherry Lewis, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of April, 2006.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

