07-04-032-K

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/07 11:45 2 pgs
Fees:13.00 Taxes:1598.40
20070518-0059619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00

Catherine Harner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/3/11
(AFFIX SEAL)

BEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tatiana Hancheroff	ABN AMRO Mortgage Group Inc.	Map 91-16
(NAME) 4500 Dakota Avenue	(NAME) 8241 Innovation Way	Parcel 129
(ADDRESS) Nashville, TN 37209	(ADDRESS) Chicago, IL 60682	
(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, **SEAN M. LEWIS AND WIFE, SANDRA L. LEWIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TATIANA HANCHEROFF, UNMARRIED,** 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 the easterly 50 feet of Lot No. 401 of Block 20 on the Plan of Charlotte Park Company's First Addition to Nashville of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 401 fronts 50 feet on the northerly side of Dakota Avenue and runs back between parallel lines with the westerly margin of 45th Avenue North 150 feet to an alley.

Being the same property conveyed to Sean M. Lewis and wife, Sandra L. Lewis, by deed from Mary Evans Swope, unmarried, of record in Book 9964, page 804, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; and (b) all matters appearing on the plan of record in Book 57, page 103, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4500 Dakota Avenue, Nashville, Tennessee 37209
(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 17th day of May, 2007.

Sean M. Lewis

Sandra L. Lewis By Sean Lewis, Attorney in Fact

attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sean M. Lewis, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of May, 2007.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of May, 2007, before me personally appeared Sean Lewis, to me known to be the person who executed the foregoing instrument on behalf of Sandra L. Lewis and acknowledged that he executed the same as the free act and deed of Sandra L. Lewis.

Witness my hand and official seal at Nashville, Tennessee this 17th day of May, 2007.

Commission expires:

Notary Public

MEGAN E. FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010