Davidson County DEEDWARR
Recvd: 08/02/07 11:56 2 pgs
Fees:13.00 Taxes:497.65

20070802-0091958

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

LYNANN FLIPPIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires FEB. 22, 2011

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Lee Lewis	Pinnacle National Bank	133-16-8.00
(NAME)	(NAME)	
304 Verbena Dr.	211 Commerce Street, Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37201	
(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,

EVELYN MYRTLE DIXON, UNMARRIED

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

MARK LEE LEWIS, AN UNMARRIED PERSON,

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. 44 on the Plan of Highview Acres as of record in Book 2331, page 52, Register's Office for Davidson County, Tennessee.
Said Lot 44 fronts 100 feet on the northerly side of Verbena Drive and runs back between lines 234.2 feet on the west side and 128 feet on the east side to an irregular line in the rear measuring 146.3 feet thereon.

Being the same property conveyed to Evlyn Myrtle Dixon by deed from Elizabeth Lucile Jones of record in Instrument 200603070026057 on 03/06/2006 and filed for record on 03/07/2006, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

EVELYN MYRTLE DIXON AND EVELYN DIXON ARE ONE AND THE SAME PERSON

unimproved ☐

This is improved ☒ property, known as 304 Verbena Dr., 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 my/our hand(s) this 27th day of July, 2007.

Evelyn Myrtle Dixon by her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Ricky McIllwain, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Evelyn Myrtle Dixon, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Evelyn Myrtle Dixon.

Witness my hand and official seal at Brentwood , Tennessee this 27th day of July, 2007

Commission expires:

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public