WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **17th** DAY OF **September, 2007** Notary Public MY COMMISSION EXPIRES: 3/21/2011 (AFFIX SEAL)

Shella McCord
STATE OF TENNESSEE NOTARY PUBLIC
Summer County, TN

Davidson County DEEDWARR
Recvd: 09/21/07 15:31 2 pgs
Fees:13.00 Taxes:444.00

20070921-0113237

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title, LLC

100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven B. Lew	SAME	**15-11-83.00**
(NAME) **3317 New Towne Road**	(NAME)	
(ADDRESS) **Antioch,TN 37013**	(ADDRESS)	
(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. **Phillip S. Segraves, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD. AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven B. Lew, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN. DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 154, SECTION TWO, TOWNE VILLAGE OF THE COUNTRY, as shown on plat of record in Plat Book 5200, Pages 176 and 177, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Phillip S. Segraves by Warranty Deed from The 3317 New Towne Home Road Trust, L&O Farms, LLC, Trustee, recorded on the 30th day of April, 2007 in Instrument No. 20070430-0051009, in the Register's Office of Davidson County, Tennessee. Being also the same property conveyed to The 3317 New Towne Home Road Trust, L&O Farms, LLC, Trustee, by deed from Brian Anderson, sole heir at law of the Estate of Kevin Louis Anderson, dated February 15, 2007 and recorded at Instrument No. 20070223-0022706, said Register's Office. Further being the same property conveyed to Levin L. Anderson and wife, Mary Jo Anderson by deed from Randall Phillips Builders, Inc., dated 5/16/1980 and recorded May 18, 1980 in Record Book 5603, page 597, said Register's Office. The said Mary Jo Anderson having since died on June 26, 2002 leaving Kevin L. Anderson the surviving tenant by the entirety. The said Kevin L. Anderson having since died intestate on August 13, 2006, vesting said property to Brian Anderson, as sole heir.

The subject property was never used as the principal residence of the Grantor or his/her spouse.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3317 New Towne Road, Antioch, TN 37013**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **17th** day of **September, 2007**.

Phillip S. Segraves

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Phillip S. Segraves**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 9/17/2007.

NOTARY

MY COMMISSION EXPIRES: 3/21/2011

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN