WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/21/07 15:32 2 pgs
Fees:13.00 Taxes:388.50

20070921-0113239

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **17th** DAY OF September, 2007

Notary Public

MY COMMISSION EXPIRES: 3/21/2011 (AFFIX SEAL)

Sonja McCord
NOTARY PUBLIC
STATE OF TENNESSEE
Sumner County TN

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
Sylvia Jones	SAME	**108-8-204.00**
(NAME) **3153 East Lake Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37214**	(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, **Steven B. Lew, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sylvia Jones, married,** 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 THE NORTHERLY PART OF LOT NO. 69 ON THE ZONE LOT DIVISION OF LOTS 22 THRU 26 AND 68 THRU 73, EAST LAKE SUBDIVISION, OF RECORD IN BOOK 5200, PAGE 342, AND AS AMENDED IN BOOK 5800, PAGE 151, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SAID PROPERTY FRONTS 29.81 FEET ON THE WESTERLY MARGIN OF EAST LAKE DRIVE AND EXTENDS BACK 143.64 FEET ON THE NORTHERLY LINE AND 146.87 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 29.79 FEET, THEREON.

BEING THE SAME PROPERTY CONVEYED TO STEVEN B. LEW, AN UNMARRIED MAN BY WARRANTY DEED FROM CARRIE RENEE LEW, UNMARRIED, RECORDED ON THE 28TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050128-0010465, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 **3153 East Lake Drive, 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.

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

Steven B. Lew

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Steven B. Lew**, 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

