Davidson County DEEDWARR
Recvd: 10/26/07 10:10 2 pgs
Fees:13.00 Taxes:508.75

20071026-0126637

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6070476

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Send Tax Bills To:
NEW OWNER

New Owner is:
Thomas W. Lewis
Cassandra Y. Lewis
4012 Scotwood Drive
Nashville, TN 37211

MAP & PARCEL: 134-09-0-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Fred Douglas Jackson, Jr. and wife, Cynthia D. Jackson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Thomas W. Lewis and wife, Cassandra Y. Lewis**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **4012 Scotwood Drive, Nashville, TN 37211**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Greenwood Hills, Section 3, as of record in Book 5050, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Fred Douglas Jackson, Jr., by Warranty Deed from Frank K. Williams and wife, Sue Williams, dated 5-27-93 and recorded 6-2-93 in Book 8967, page 625, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Book 8967, page 623; Power of Attorney of record in Book 8967, page 624, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this ~~28th~~ 15th day of ~~September~~ October, 2007.

GRANTOR(S):

~~Fred Douglas Jackson Jr.~~
FRED DOUGLAS JACKSON, JR.

Cynthia D Jackson
CYNTHIA D. JACKSON

ACKNOWLEDGEMENT

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Cynthia D. Jackson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the ~~28th~~ 15th day of ~~September~~ October, 2007.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN My Commission Expires July 25, 2009

Penny A Hill
NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Fred Douglas Jackson, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the ~~28th~~ 15th day of ~~September~~ October, 2007.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN My Commission Expires July 25, 2009

Penny A Hill
NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$137,500.00**.

JR
AFFIANT

SWORN TO and subscribed before me this ~~28th~~ 15th day of ~~September~~ October, 2007.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN My Commission Expires July 25, 2009

Penny A Hill
NOTARY PUBLIC
My commission expires: 07-25-09