# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/08 11:03 2 pgs
Fees:13.00 Taxes:716.32
**20080328-0031241**

State of Tennessee )
County of Davidson )

08-03-019-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of March, 2008.

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: ~~04/05/09~~ 05/26/09 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **JAMES M. LEWIS, UNMARRIED** | Realty Mortgage Corporation | 62-2-B |
| (NAME) 4140 Longfellow Drive | (NAME) 109 North maple Street, Ste B. | 162.00CO |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Murfreesboro, TN 37130 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BRETT E. KEOHAN AND WIFE, COURTNEY S. KEOHAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES M. LEWIS, UNMARRIED**, hereinafter called the Grantee(s), 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. 99 on the Plan of Abbington Park, Phase One, Section Four, a Planned Unit Development, of record in Instrument No. 20050110-0003256, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to BRETT E. KEOHAN AND WIFE, COURTNEY S. KEOHAN, by Deed from BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION, dated September 22, 2005, of record in Instrument No. 20050929-0117315, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Abbington Park, of record in Instrument No. 20030213-0020075 and made applicable in Instrument No. 20050201-0011849, Covenants and Conditions of record in Instrument No. 20000720-0071648 and Declaration of Restrictions of record in Instrument No. 20010402-0031520, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 4140 Longfellow Drive, Nashville, TN, 37214.

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** our hands, this 27th day of March, 2008.

**BRETT E. KEOHAN**

**COURTNEY S. KEOHAN**

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 **BRETT E. KEOHAN AND WIFE, COURTNEY S. KEOHAN**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of March, 2008.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned, a Notary Public for this county and state, Karen Russell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON