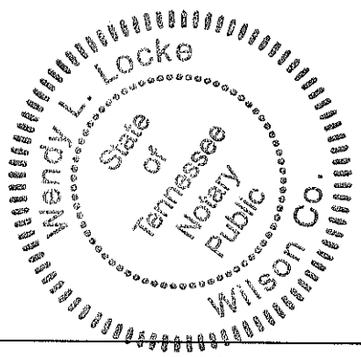
File No. 290200325

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 6-27-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/04/09 08:25 3 pgs
Fees:18.00 Taxes:566.10
20090304-0018989

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gardner Kilo McTassney	Guaranty Trust Company	
(NAME) 3084 Delta Queen Drive	(NAME) 316 Robert Rose Drive	MAP/PARCEL 062-02-0B-172.00CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Joshua Lewis and Kimberly Lewis, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Gardner Kilo McTassney, unmarried**, hereinafter called the grantee(s), HIS 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. 89 on the Final Plat of Abbington Park Phase One, Section Four, as shown on plat of record in Instrument 200501100003256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Joshua Lewis and Kimberly Lewis, husband and wife, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument 20050630-0075184, dated June 28, 2005 and filed for record on June 30, 2005, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument 200104020031520, Instrument 200302130020075, Instrument 200303030027406, and Instrument 200412020143849, Register's Office for Davidson County, Tennessee.

Subject to a Transmission Easement of record in Book 1163, Page 341, Register's Office for Davidson County, Tennessee.

Subject to a Flowage Easement of record in Book 2242, Page 513, Register's Office for Davidson County, Tennessee.

Subject to a Sewer Easement of record in Book 8377, Page 820, Register's Office for Davidson County, Tennessee.

Subject to a Stormwater Detention Agreement Easement of record in Instrument 200301090004246, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Abbington Park Homeowners' Association, Inc. of record in Instrument 200502010011847, Register's Office for Davidson County, Tennessee.

Charter for Abbington Park Homeowners' Association, Inc. of record in Instrument 200303030027405, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3084 Delta Queen 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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 hands this 27th day of February, 2009.

Joshua Lewis

Kimberly Lewis

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joshua Lewis and Kimberly Lewis, husband and wife, 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 Mt Juliet, Tennessee, this 2/27/2009.

My Commission Expires: 6-27-2011

Notary Public

Wendy L. Locke
State of Tennessee Notary Public
Wilson Co.

File Number: 290200325

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

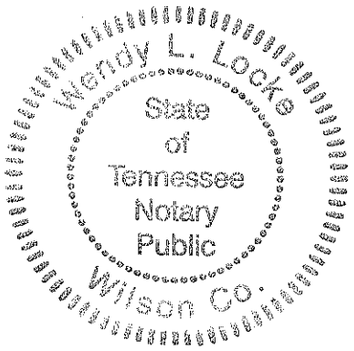
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Wendy Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: 6-27-2011

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