File No. 290300157

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/20/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice K. Lewis	Countrywide Bank, FSB	108-4-0-A-1.00 CO
(NAME) 1104 Fitzpatrick Road	(NAME) 3011 Armory Dr., Suite 120	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20090020269 DEEDWARR
Recvd: 03/27/09 10:53 2 pgs
Fees: 13.00 Taxes: 521.70
20090327-0027606

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, , Brenda F. Dillon, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Janice K. Lewis, married, hereinafter called the grantee(s), 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. 1 on the Plan of Villages of Larchwood, Section 1, of record in Plat Book 7900, Page 106, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Brenda Francis Baker, unmarried by Warranty Deed dated April 30, 1992, filed May 1, 1992, from Frank Batson Homes, Inc., of record in Book 8615, Page 658, Register's Office for Davidson County, Tennessee. The said Brenda Francis Baker is now known as Brenda F. Dillon, unmarried.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel ID Number: 108-4-0-A-1.00CO

Subject to all matters as set forth on the plat of record in Plat Book 7900, Page 106, Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in 8067, Page 792, Book 8150, Page 765 and Book 8495, Page 747, Register's Office of Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 8376, Page 933, Register's Office for Davidson County, Tennessee.

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 1104 Fitzpatrick Road, 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), 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), 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 23RD day of March, 2009.

Brenda F. Dillon

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Brenda F. Dillon, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

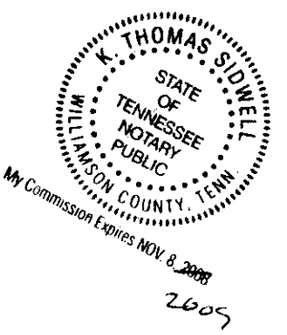
Witness my hand at office this 23rd day of March, 2009.

Commission expires:

Notary Public

File Number: 290300157

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027



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