BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090022369 DEEDWARR
Recvd: 04/03/09 14:05 2 pgs
Fees: 13.00 Taxes: 211.75

20090403-0030578

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,230.45

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF APRIL, 2009.

Notary Public

(AFFIX SEAL) CHRISTINE L. LAND, NOTARY PUBLIC, SUMNER COUNTY, TENN. TENNESSEE, Exp. 8/9/09

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Lewis	New Owner	
(NAME) 650 Wedgewood Avenue	(NAME)	147-10-137
(ADDRESS) Nashville, TN 37203	(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, I, **STEPHEN E. DEGENHARDT, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEAN LEWIS, MARRIED,** HEREINAFTER CALLED THE GRANTEE, 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Lot fronting 139 feet on the east side of the Owen and Windstead or Edmondson Pike, near Nashville, Tennessee, and running back between parallel lines eastwardly about 1567 feet, along the northerly boundary line of the lot now owned by Mrs. Richmond Taylor Martin, under the correction deed made by said Book 1357, page 496, of the Register's Office for Davidson County, Tennessee. Said lot to Mrs. Martin fronts 150 feet on the said pike and runs back between parallel lines 1567 feet, and along the extreme southerly boundary of Miss Willie Davis' property; which property was conveyed to Miss Willie Davis and her sister Miss Harriett Davis, July 11, 1916 by Sep Abbey and others by deed of record in Book 489, page 198 of said Register's Office. Said Miss Harriett Davis died Sept. 20, 1920 and by her will devised all her interest in said tract to Miss Willie Davis, as shown by said will of record in Will Book 40, page 282 of the county court of Davidson County, Tennessee. The lot herein conveyed to Mildred B. Powell adjoins said lot of Mrs. Martin on the north.

INCLUDED IN THE ABOVEDESCRIBED TRACT BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TWO TRACTS OF LAND:

TRACT 1:
Beginning at an iron pin in the common line between Lot Number 1 and Lot Number 2 of the Noah W. Cooper Subdivision and being in the westerly right of way of a proposed Subdivision road; thence easterly approximately 1053.0 feet, as measured along the common line of Lots 1 and 2 of the aforementioned subdivision to the common rear corner of Lots 1 and 2; thence northerly 134.0 feet to a point being the common rear corner of Lots 2 and 3 of the aforementioned subdivision; thence westerly approximately 955.0 feet to an iron pin in the westerly margin of the aforementioned proposed subdivision road, said point being 407.5 feet, as measured along the common line of Lots 2 and 3 from the right of way of Edmondson Pike; thence southwesterly with a curve having a radius of 375.0 feet with the westerly margin of said subdivision road 138.06 feet to the point of beginning, and containing 3.0 acres, more or less. Being the same property conveyed to James E. Adams by deed from T.M. Powell and wife, Mildred B. Powell of record in Book 3280, page 369, said Register's Office.

TRACT 2:
Beginning at a point, being the southwestern corner of property belonging to Mildred B. Powell, et vir, said point being common to Parcel 139 of Map 147-10, as recorded in Book 1392, page 339, of the R.O.D.C., Tennessee; thence northerly along the existing eastern right-of-way line of Edmondson Pike, North 40 deg. 38' East, for 139 more or less feet to a point on the common property line of Parcel 136 and 137 of Map 147-10; thence along said property line South 73 deg.

12' East for 5.47 more or less feet; thence South 40 deg. 38' West, for 139.02 feet to a point of beginning and containing therein an area of 695 more or less square feet. Being the same property conveyed to the Metropolitan Government of Nashville and Davidson County by deed from Mildred B. Powell, a widow, of record in Book 7099, page 748, said Register's Office.

Being a part of the same property conveyed to T.M. Powell and wife, Mildred B. Powell by deed from Miss Willie Davis of record in Book 1392, page 339, Register's Office for Davidson County, Tennessee. The said T.M. Powell having since died and the property vested in Mildred B. Powell by estate by the entireties. Current source of title # 20060721-0072258 ROOC

This is not the principal place of residence of the Grantor named herein or his spouse.

unimproved ☐

This is improved ☒ property, known as 5016 Edmondson Pike, Nashville, TN 37211

(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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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, 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 hand this 2nd day of April, 2009.

Stephen E. Degenhardt

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 Stephen E. Degenhardt, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of April, 2009.

Kevin D. Montgomery Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011