WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3-20-10

DEANNE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad Lewallen **Julie Lewallen**	**SAME**	**161-1-B-120CO**
(NAME) **5136 Glencarron Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37220**	(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, WE, **Jonathan Frederick and Julie Frederick, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brad Lewallen*** **and Julie Lewallen,** ** **husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*Brad Lewallen is a/k/a James Bradford Lewallen **Julie Lewallen is a/k/a Julia Benedict Lewallen

Land in Davidson County, Tennessee, Being Lot No. 44 on the Final Plat of First Revision, Phase Three, Section Two Aberdeen Woods (A Planned Unit Development) of record in instrument No. 20011231-0144800, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John M. Lawson and wife, Kathy L. Lawson by Warranty Deed dated March 31, 2003 from Drees Premier Homes, Inc. f/k/a Drees Preferred Collection, Inc., an Ohio Corporation of record in Instrument No. 20030402-0043735, said Register's office. John M. Lawson and wife, Kathy L. Lawson conveyed 100% of their interest in the property to Jonathan and Julie Frederick in Instrument Nos. 20041129-0141536; 20050119-0006473; 20060818-0102189; 20070222-0021783; and 200906170056207, said Register's Office.

Subject to current years taxes, restrictions, easements, covenants, and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **5136 Glencarron Drive, Nashville, TN 37220**

(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 GRANTEES, their heirs 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 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 our hands this 15th day of June, 2009.

Jonathan Frederick

Julie Frederick

BILL GARRETT, Davidson County
Trans:T20090040245 DEEDWARR
Recvd: 06/17/09 09:35 2 pgs
Fees:13.00 Taxes:1250.60
20090617-0056208

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 Jonathan Frederick and Julie Frederick, husband and wife, the bargainors, 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 Nashville, Tennessee this 15TH DAY OF JUNE, 2009.

Commission expires: 3-4-13

Notary Public

