File No. 290400434

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER GREATER, FOR THIS TRANSFER IS $103,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DA OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012

(AFFIX SEAL)

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

BILL GARRETT, Davidson County
Trans: T20090042087 DEEDWARR
Recvd: 06/24/09 09:59 2 pgs
Fees: 13.00 Taxes: 388.50
20090624-0058663

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Lewis	New owner	133-10-0-005.00
(NAME)	(NAME)	
3713 Yelton Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(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, , Sandra Dean Chaffin, Devisee under the Last Will & Testament of Edgar H. Dean, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto James E. Lewis, an unmarried man, 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:

BEING Lot No. 35 on the Plan of LEONARD HEIGHTS, as shown by plat of record in Plat Book 2330, Page 15, of the Register's Office of 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 Edgar Henry Dean and wife, Virginia Dean by Warranty Deed dated October 31, 1955, from Lewis E. Gaines and Joe Gaines and filed for record on October 31, 1955, in Book 2481, Page 234, Register's Office for said County. The said Edgar Henry Dean having since died testate on April 22, 2007, and having been predeceased by his wife, left all interest and rights in herein described property to Sandra Dean Chaffin, Devisee under the Last Will & Testament of Edgar H. Dean of record in Docket No. 07P947 in the Probate Court of 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.

unimprov ☐

This is improv ☒ property, known as 3713 Yelton Drive, 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(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 28th day of April, 2009.

Sandra Dean Chaffin, Executrix

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sandra Dean Chaffin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of April, 2009.

Commission expires: 8-16-09

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Publ

File Number: 290400434

RETURN TO:

Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167