THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 795,000.00 Nancy Enoch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY August, 2009 Priscilla C Urbanek Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney Lewis	Rodney Lewis	MAP 158-11
1808 Stonehaven Court	6108 Jocelyn Hollow Road	PARCEL 54
Nashville, TN 37215	Nashville, TN 37205	
(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, **Scott F. Siman and wife Teresa Siman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodney Lewis and wife, Adele Maurer Lewis**

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:

A certain parcel of real property located on Stonehaven Court in Forest Hills, Davidson County, Tennessee, known as Lot No. 1 on the Final Plat of Scott & Judith Siman Subdivision of record in Instrument No. 20000620-0061335, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Scott F. Siman and wife Judith A. Siman by deed dated August 9, 1994 from Anthony Iannacio and wife Pamela Iannacio of record in Book 9435, page 49, Registers office for Davidson County, Tennessee and by deed dated June 20, 2000 from Balleroy, LLC, a Tennessee limited liability company of record in Instrument No. 20000622-0062169, Registers office for Davidson County, Tennessee. Pursuant to paragraph 21 of the Final Divorce Decree dissolving the marriage of Judith Ann Siman and Scott Foster Siman entered in the fourth Circuit court for Davidson County, Tennessee, Docket Number 02D92-, title to the property hereinabove described was divested out of Judith Ann Siman and was vested in Scott Foster Siman. In accordance with the provisions of said Final Decree, Judith A. Siman subsequently conveyed her interest in a portion of the property to Scott F. Siman by Quitclaim Deed dated August 20, 2004 of record in Instrument No. 200409909-0109124, Registers office for Davidson County, Tennessee and later conveyed all of her interest in the subject property to Scott F. Siman by Quitclaim Deed dated July 19, 2005, of record in Instrument No. 20050804-0091828, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** UNIMPROVED

() IMPROVED property known as **1808 Stonehaven Court, Nashville, TN 37215.**

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 hand(s) this the 21st day of August, 2009.

Scott F. Siman

Teresa Siman

BILL GARRETT, Davidson County
Trans:T20090059053 DEEDWARR
Recvd: 08/28/09 10:08 2 pgs
Fees:13.00 Taxes:2941.50

20090828-0080922

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 **Scott F. Siman and Teresa Siman** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that THEY executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of August, 2009.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of August, 2009.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN