BILL GARRETT, Davidson County
Trans:T20100007539 DEEDWARR
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Fees:13.00 Taxes:958.30

20100205-0009508

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 15 day of January , A.D., 2010 , by and between

Patricia Zabriskie f/k/a Patricia S. Bray and Dominic Zabriskie Married to each other

First Parties, and

Aaron George Lewis, an unmarried man and Nicole Marie Wise, an unmarried woman, as tenants in common

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 41 ON THE FINAL PLAT OF STERLING OAKS, PHASE II, OF RECORD IN BOOK 11190, PAGE 141, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA S. BRAY, AN UNMARRIED PERSON BY DEED FROM ELAINE KAY HEARD, AN UNMARRIED PERSON OF RECORD IN INSTRUMENT NO. 20080602-0055868, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
AARON GEORGE LEWIS & NICOLE MARIE WISE
220 STERLING OAKS PLACE
BRENTWOOD TN 37027

RESPONSIBLE TAXPAYER:
OWNER

PROPERTY ADDRESS: 220 STERLING OAKS PLACE
BRENTWOOD, TN 37027

MAP & PARCEL: 172050B10900CO

Being the same property conveyed to Patricia S. Bray, an unmarried person by deed from Elaine Kay Heard, an unmarried person of record in Instrument No. 20080602-0055868, Register's Office for Davidson County, Tennessee.

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with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x Patricia Zabriskie
Patricia Zabriskie f/k/a Patricia S. Bray

x D. Z
Dominic Zabriskie

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Patricia Zabriskie f/k/a Patricia S. Bray and Dominic Zabriskie Married to each other, 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.

AMBER WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand, at office, this 15th day of January, 20 10.

✓ _____ Notary Public

My Commission Expires: January 3, 2011

STATE OF TN COUNTY OF Davidson

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 25,000.00. Affiant _____

Subscribed and sworn to before me this 29th day of January, 20 10.

My Commission Expires: _____

5-14-12

ANDREW P. GRISHAM NOTARY PUBLIC WILLIAMSON COUNTY TN

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