WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **2/12/2010** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) 3/21/2011

BILL GARRETT, Davidson County
Trans: T20100011702 DEEDWARR
Recvd: 03/01/10 09:00 2 pgs
Fees: 13.00 Taxes: 462.50
20100301-0015104

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

WARRANTY DEED

This Instrument Prepared By:
Four Star Title, LLC
541 North Mt. Juliet Road, Suite 2201A , Mt. Juliet, TN 37122
File **#09-0012**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary T. Lewis	**People Home Equity**	**135120B02400CO**
(NAME) **2116 Nashboro Blvd.**	(NAME) **213 Ward Circle**	
(ADDRESS) **Nashville,TN 37217**	(ADDRESS) **Brentwood, TN 37027**	
(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, **Faith Abrahams,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary T. Lewis, unmarried,** 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:

Land in Davidson County, Tennessee, being Unit 24, PLAN OF NASHBORO VILLAGE, TRACT 7, A HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, as shown on plat of record in Plat Book 11700, Page 49 and 50, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Faith Abrahams by Warranty Deed from Richard A. Bailey and Cinda K. Bailey, Husband and Wife, recorded on the 19th day of January, 2006 in Instrument No. 20060119-0007322, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2116 Nashboro Blvd., Unit #24, Nashville, TN 37217**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **12th** day of **February, 2010.**

Faith Abrahams

STATE OF **CALIFORNIA**
COUNTY OF Los Angeles

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Faith Abrahams**, with whom I ~~am personally acquainted and~~ who, upon oath, acknowledged that he/she/~~they~~ executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 10th ~~12th~~ day of **February, 2010.**

ANGELICA MARTINEZ
Commission # 1809976
Notary Public - California
Los Angeles County
My Comm. Expires Aug 26, 2012

NOTARY PUBLIC

My commission expires: