LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2010.

Notary Public

MY COMMISSION EXPIRES: 02/28/2012

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy B. Lewis	Alacrity Lending Co.	06012009400
(NAME) 207 Capitol View Ave.	(NAME) 2535 E. Southlake Blvd. Ste. 100	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Southlake, TX 76092-6533	
(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,

THE ESTATE OF PAUL W. CHANCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RANDY B. LEWIS, A MARRIED MAN,

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, being Lot No. 98 and the northerly or rear part of Lot No. 99 on the Map of Capital View Subdivision, of. record in Book 974, pages 52and 53, Regjster's Office for said County, and being more particularly described in deed of record from H. Bennet Lawrence and wife, to Robert Ray Gardner, and wife, Ada Mai Gardner, Book 4648, page 82, ,Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Paul W. Chance by Installment Deed from John W. Alley as of record described in Book 5855, page 433, filed of record in the Register's Office for Davidson County, Tennessee on February 25, 1982. The said Paul W. Chance, a/k/a known as Paul Wesley Chance, Sr. and Paul W. Chance, Sr. having since died Intestate on January 13, 2009 leaving as his Heirs At Law Sherry T. Bedwell and Ashley W. Chance Green. Letters of Administration having been issued to Sherry T. Bedwell by Order of the Seventh Circuit Court for Davidson County, Tennessee Case No. 10P-829.

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.

unimproved ☒

This is improved ☐ property, known as 207 Capitol View Ave., Nashville, TN 37207

(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 30th day of June, 2010.

The Estate of Paul W. Chance, by Sherry T. Bedwell, Administrator

By: Sherry T. Bedwell Administrator

Sherry T. Bedwell, Administrator

BILL GARRETT, Davidson County
Trans:T20100050253 DEEDWARR
Recvd: 08/13/10 09:53 2 pgs
Fees:13.00 Taxes:74.00

20100813-0064006

STATE OF TENNESSEE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sherry T. Bedwell with whom I am personally acquainted, and who upon oath , acknowledged herself to be the Administrator of the Estate of Paul W. Chance, and being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate of Paul W. Chance by herself as Administrator.

WITNESS my hand and Notarial Seal this 30th day of June, 2010.

Brenda R Bahman

Notary Public

My Commission Expires 3/12/2011

