BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Christie Conyers Lewis
1252 Beech Hollow Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
FirstBank
2021 Hamilton Place Blvd, Suite A
Chattanooga , Tennessee 37421

MAP 180-20
GROUP A
PARCEL 60.00co

BILL GARRETT, Davidson County
Trans:T20110024520 DEEDWARR
Recvd: 04/26/11 15:32 4 pgs
Fees:23.00 Taxes:1077.44
20110426-0031979

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nathan D. Tschetter and Mica Fisher-Tschetter, husband and wife, as tenants by the entirety,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Christie Conyers Lewis, married,** hereinafter called the GRANTEE, her 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 Lot No. 19 on the Plan of The Ridge at Stone Creek Park, Section Two, a Planned Unit Development, of record in Instrument No. 20060120-0007577, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nathan D. Tschetter, a married man, by Deed dated January 19, 2007, from Drees Premier Homes, Inc., an Ohio corporation, of record in Instrument no. 20070123-0009054, Register's Office for Davidson County, Tennessee; further the same property conveyed to Nathan D. Tschetter and Mica Fisher-Tschetter, husband and wife, as tenants by the entirety by Quitclaim Deed form Nathan D. Tschetter, of record in Instrument No. 20100511-0035987, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **1252 Beech Hollow Drive, Nashville, Tennessee 37211.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the 20 day of **April, 2011.**

Nathan D. Tschetter

Mica Fisher-Tschetter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nathan D. Tschetter and Mica Fisher-Tschetter, husband and wife, as tenants by the entirety**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this _____ day of April, 2011.

SEE ATTACHED ALL PURPOSE ACKNOWLEDGMENT
CALIFORNIA

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $291,200.00.

AFFIANT

Subscribed and sworn to before me on this 22nd 25th day of April, 2011.

NOTARY PUBLIC

My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ORANGE

On APRIL 20, 2011 (Date) before me, MELANIE SPELLENS, NOTARY PUBLIC (Here Insert Name and Title of the Officer),

personally appeared NATHAN D. TSCHETTER AND MICA FISHER-TSCHETTER (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MELANIE SPELLENS
Commission # 1797083
Notary Public - California
Orange County
My Comm. Expires May 2, 2012

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Melanie Spellens (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: APRIL 20, 2011 Number of Pages: -2-

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: NATHAN D. TSCHETTER

☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: HIMSELF

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



Signer's Name: MICA FISHER-TSCHETTER

☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: HERSELF

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



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