WARRANTY DEED

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **24th** day of **June, 2011**

Notary Public

MY COMMISSION EXPIRES: 7-3-12

(AFFIX SEAL)

KELLY [illegible] CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Buddy J. Lewis and Mary N. Lewis	PrimeLending, A PlainsCapital Company	11712011300
(NAME)	(NAME)	
1492 Clairmont Place	18111 Preston Road #900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Dallas, TX, 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **John Charles Taylor**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Buddy J. Lewis and Mary N. Lewis, husband and wife**, 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 the west 50 feet of Lot No. 16 and the east 37 ½ feet on Lot No. 15, Block "A" of Galecrest Subdivision No. 2 of record in Book 843, page 30, Register's Office for Davidson County, Tennessee, described according to survey made by Hal R. Swann Jr., Surveyor, dated August 9, 1966, as follows: Said parts of said lots front together 87.5 feet on the north side of Clairmont Avenue and run back 207.07 feet, more or less, on the east line, and 208 feet, more or less, on the west line to a dead line in the rear on which they ,measure 87.5 feet.

Being the same property conveyed to John Charles Taylor by Warranty Deed from Evergreen Development of Tennessee, Inc., a Tennessee Corporation, dated February 28, 2006 of record in Instrument Number 20060320-0031685, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1492 Clairmont Place, Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110040435 DEEDWARR
Recvd: 07/06/11 11:47 2 pgs
Fees:13.00 Taxes:1313.50
20110706-0051667

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, has 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 **24th** day of **June, 2011**

John Charles Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **John Charles Taylor**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **24th** day of **June, 2011**.

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON