WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 6/18/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy J. Lewis	SAME	062020B25200CO
(NAME)	(NAME)	
4644 Cather Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110042698 DEEDWARR
Recvd: 07/15/11 11:19 2 pgs
Fees:13.00 Taxes:569.43
20110715-0054216

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melinda S. Neilson, Trustee of the Melinda S. Neilson Living Trust dated June 10, 2009**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Timothy J. Lewis and Christopher Ryan Palombo, tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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. 169 on the Plan of Abbington Park, Phase One, Section Five, as of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to VICTOR NEILSON AND MELINDA NEILSON, HUSBAND AND WIFE by Deed from BEAZER HOMES CORP., A TENNESSEE CORPORATION, dated 10/27/2006 and filed for record on 10/31/2006 in Instrument No. 20061031-0135053, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to MELINDA S. NEILSON, AS TRUSTEE OF THE MELINDA S. NEILSON LIVING TRUST DATED JUNE 10, 2009 by Deed from VICTOR NEILSON AND MELINDA NEILSON, HUSBAND AND WIFE, dated 06/10/2009 and filed for record on 06/23/2009 in Instrument No. 20090623-0058451, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Instrument No. 20060113-0005368, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030213-0020075, as amended in Instrument No. 20060202-0012846, said Register's Office.

By-Laws of record in Instrument No. 20030303-0027406, said Register's Office.

Grant of Transmission Line Easement of record in Book 1163, Page 341, said Register's Office.

Warranty Deed of Flowage Easement of record in Book 2242, Page 513, said Register's Office.

Storm water Detention Agreement of record in Instrument No. 20030109-0004246, said Register's Office.

Charter of record in Instrument No. 20030303-0027405, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument No. 20060202-0012845, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4644 Cather Court, Nashville, TN 37214

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 30th day of June, 2011.

MELINDA S. NEILSON LIVING TRUST DATED JUNE 10, 2009

Melinda S. Neilson, Trustee

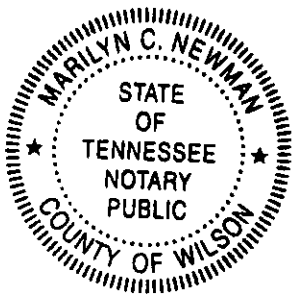
Melinda S. Neilson, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melinda S. Neilson with whom I am personally acquainted and who proved herself to be the Trustee of the Melinda S. Neilson Living Trust dated June 10, 2009, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2011.

Notary Public
My commission expires: 10-27-13



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122