RECORD & RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd.
Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20110051210 DEEDWARR
Recvd: 08/19/11 12:35 2 pgs
Fees:13.00 Taxes:425.50
20110819-0064316

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 17th day of August, 2011.

Notary Public
My commission expires: ~~11/22/14~~ 1/27/15

04-1107-54087

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric L. Lewis	Regions Bank dba Regions Mortgage	149-01-O-069
800 Billingsgate Ct.	P.O. Box 200401	
Antioch TN 37013	Florence, SC 29502-0401	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brenda Y. Coffee, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Eric L. Lewis and Sherika D. Locke Lewis, husband and wife**, hereinafter called the Grantees, their successors 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. 268, on the Plan of Piccadilly Square, Phase III, of record in Plat Book 6250, Page 894, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adlai S. Coffee and wife, Brenda Y. Coffee by deed from Secretary of Housing and Urban Development on October 21, 1994 of record in Book 9503, Page 287, Register's Office for Davidson County, Tennessee.

Adlai S. Coffee, spouse of Brenda Y. Coffee having since died on November 23, 2010, leaving said Brenda Y. Coffee as surviving tenant by the entirety.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 800 Billingsgate Ct., Antioch, TN 37013

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 17th day of August, 2011.

Brenda Y. Coffee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brenda Y. Coffee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 17th day of August, 2011.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD