BILL GARRETT, Davidson County
Trans:T20110072511 DEEDWARR
Recvd: 11/16/11 14:20 2 pgs
Fees:13.00 Taxes:92.50
20111116-0089643

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 329-5190

File No.: **11-1167**

WARRANTY DEED

THIS INDENTURE, made and entered into this **11/10/2011**, by and between **Alberta Lewis, an unmarried individual**, parties of the first part, and **Scott Knox, married and Kevin Knight, married and Aaron Walker,** married party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot 1 on the Montague Subdivision as of record in Plat Book 843, Page 79, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Albert Lewis by deed from Alberta Lewis, Executor of the Estate of Romie Lewis of record in Instrument No. 20110601-0041520, said Register's Office. A Scrivener's Affidavit of record as Instrument No. 20111103-0085938 amends the Grantee's name to Alberta Lewis.

This conveyance is made subject to any and all existing easements, restrictions and plat of record.

Parcel ID # **52-9-61**
Improved property located at: **421 E Due West Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Alberta Lewis _____

Alberta Lewis

STATE OF Louisiana

COUNTY OF Louisiana

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Alberta Lewis** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 10th day of November, 2011..

Robert P. Charbonnet

Notary Public

My Commission Expires: Issued for Life

Robert P. Charbonnet, Notary Public
State of Louisiana, LSBA No. 4087
Notary Public ID # 19817

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Owner's Name: **Scott Knox, Kevin Knight and Aaron Walker**

and Address: **421 E Due West Avenue, Madison, TN 37115**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

6496 Lickton Pike
Goodlettsville, TN 37072

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $25,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alberta Lewis

Affiant Alberta Lewis

STATE OF ~~Tennessee~~ Louisiana

COUNTY OF ~~Davidson~~ Orleans

Subscribed and sworn to before me this 10th day of November, 2011..

Robert P. Charbonnet

Notary Public

My Commission Expires: Issued for Life

Robert P. Charbonnet, Notary Public
State of Louisiana, LSBA No. 4087
Notary Public ID # 19817