WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120066150 DEEDWARR
Recvd: 09/04/12 14:33 2 pgs
Fees:13.00 Taxes:358.90

20120904-0079739

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
East Side GP	East Side GP	06111004300
(NAME)	(NAME)	
115 Penn Warren Drive, Ste.300-204	115 Penn Warren Drive, Ste.300-204	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Thomas Lewis, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EAST SIDE GP, HEREINAFTER CALLED THE GRANTEE, ITS 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. 1 on the Plan of the Wilmore's Resubdivision of Lot No. 37, Maplewood Manor Subdivision, of record in Plat Book 4595, Page 178, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Thomas Lewis by Warranty Deed from Aubrey Hiam which deed is dated March 23, 2010 and recorded March 24, 2010 as Instrument No. 20100324-0021891 in the Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2012 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS APPEARING ON THE PLAN OF THE WILMORE'S RESUBDIVISION OF LOT NO. 37 OF MAPLEWOOD MANOR SUBDIVISION OF RECORD IN PLAT BOOK 4595, PAGE 178, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 905 Virginia Avenue, Nashville, TN 37207

(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, its heirs and assigns forever; and we do covenant with the said GRANTEE 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, its 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 31st day of August, 2012.

Thomas Lewis

STATE OF TENNESSEE

COUNTY OF Davidson

On this 31st day of August, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas Lewis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY