BILL GARRETT, Davidson County
Trans: T20130013781 DEEDWARR
Recvd: 02/19/13 14:49 3 pgs
Fees: 18.00 Taxes: 277.50

20130219-0016495

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 75,000.00

Affiant

Subscribed and sworn to before me, this 8th day of February, 2013.

Notary Public

My commission expires:

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MELVIN H FULGHUM	**PINNACLE NATIONAL BANK**	**05914010700**
762 MOORMANS ARM ROAD	**150 THIRD AVE SOUTH, STE 900**	
NASHVILLE, TN 37207	**NASHVILLE, TN 37207**	

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 ACKNOWLEDGE, WE,

MARY RUTH LEWIS, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MELVIN H FULGHUM JR., SINGLE AND MELVIN H FULGHUM III, UNMARRIED MAN

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 Lot No. 13, on the Plan of Haynes Manor, Section I, as of record in Book 3600, page 85, Register's Office for said County, and described as follows:

Beginning at a point in the Northwesterly margin of Moorman's Arm Road at the corner of Lots 13 and 14; thence with the line between said lots Northwesterly 100 feet to a point, being the corner of Lot No. 12; thence with a line between Lots 12 and 13, Northeasterly 100 feet to a point in the Westerly margin Boatner Drive; thence with the margin of Boatner Drive, Southerly 75 feet to a point at the beginning of a curve; thence around said curve Southwesterly 39.27 feet to a point in the Northwesterly margin of Moorman's Arm Road; thence with the margin of the same, Westerly 75 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO MARY RUTH LEWIS BY QUITCLAIM DEED FROM MARY ELLA COX STRICKLAND DATED 09/07/12 AND RECORDED ON 09/20/12 IN INSTRUMENT NO. 20120920-0085560, SAID REGISTER'S OFFICE FOR SAID COUNTY.

MAURICE L. LEWIS, SR., HEREBY SIGNS TO CONVEY ANY INTEREST HE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

This is improved (__X__) unimproved (____) property known as 762 MOORMANS ARM ROAD, NASHVILLE, TN 37207.

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, have a good right to convey it and the same in 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 my/our hand(s) this 8th day of February, 2013.

MARY RUTH LEWIS

MAURICE W. LEWIS, SR.

STATE OF Ohio
COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, MARY RUTH LEWIS & MAURICE L. LEWIS, SR., the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of February, 2013.

Notary Public

My Commission Expires: Dec 15 2016

NOTARY PUBLIC STATE OF OHIO

CARRIE ULLERY
Notary Public, State of Ohio
My Commission Expires
December 15, 2016

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, have a good right to convey it and the same in 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 my/our hand(s) this 8th day of February, 2013.

MARY RUTH LEWIS

MAURICE W. LEWIS, SR.

Maurice W. Lewis Sr.

STATE OF Texas
COUNTY OF Denton

Personally appeared before me, a Notary Public of said County and State, MARY RUTH LEWIS & MAURICE L. LEWIS, SR., the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of February, 2013.

Notary Public

My Commission Expires: 09/10/2014

ZACHARY RYAN KEPPLE
MY COMMISSION EXPIRES
September 10, 2014