WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of February, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monte Lewis	New Owner	063160C08100CO
(NAME)	(NAME)	
5312 Southfork Blvd		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Karen Kanzinger Walmsley, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Monte K. Lewis, an unmarried person**, 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. 81 on the Plat of Phase One, Section Two, Hermitage Springs Estates, a Planned Unit Development, (Private Element) of record as Exhibit "A" to and established by the Declaration of record in Instrument Nos. 20001206-0120233, as amended in 20020130-0013464, 20031006-0147712, 20040226-0022056, 02006073-0078830, and made applicable in 20031031-0160338 in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration, to which plat and declaration reference is made for a more complete and accurate legal description.

Being the same property conveyed to Karen Kanzinger by deed from Classic Homes BOS, LP dated December 28, 2004 of record in Instrument No. 20041230-0154910, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved xx property, known as 5312 Southfork Blvd, Old Hickory, TN 37138

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, has 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 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 our hands this 15th day of **February, 2013**

BILL GARRETT, Davidson County
Trans:T20130014949 DEEDWARR
Recvd: 02/22/13 10:43 2 pgs
Fees:13.00 Taxes:488.40
20130222-0017858

Karen Kanzinger Walmsley

STATE OF Massachusetts
COUNTY OF WORCESTER

Personally appeared before me, the undersigned authority, **Karen Kanzinger Walmsley**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of February, **2013**

Notary Public

My commission expires: 12/16/2016

NADIA H TAHIYA ALAFRANJI
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES DECEMBER 16, 2016

Return To:

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FOUNDATION
TITLE AND ESCROW, LLC
~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122