WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130053106 DEEDWARR
Recvd: 06/24/13 09:57 2 pgs
Fees:13.00 Taxes:340.40
20130624-0064310

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. MAR. 4, 2014
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Ernest Schiratti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and return to
Lender's Title & Escrow, LLC 841 Wren Rd., Ste 1, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest Schiratti	Ernest Schiratti	049000083.00
(NAME)	(NAME)	
5143 Buena Vista Pk	198 White School Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Burns TN 37029	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **Paula Lewis**, unmarried hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ernest Schiratti**, unmarried, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the 13th Civil District of Davidson County, State of Tennessee, described as follows, to-wit. :

A CERTAIN TRACT OR PARCEL OF LAND in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, May 13, 1960, as follows:

BEGINNING in the center of Beuna Vista Pike at the northeast corner of the property conveyed to Leo Saad by deed from R.B. Beal and wife, of record in Book 3991, page 464, Register's Office for Davidson County, Tennessee; thence with the northerly line of said Saad property, south 89 degrees 30' West 300 feet to an iron pin; thence north 5 deg. 20' east 210.8 feet to an iron pin on the southerly margin of Stevens Lane; thence with said Lane, south 84 degrees 41' east 234 feet to the center of Buena Vista Pike; thence with the center of said Pike, south 13 degrees east 190.6 feet to the BEGINNING containing 1.19 acres, more or less.

BEING the same property conveyed to Paula Lewis, unmarried from Phillip B. Arrington by Warranty Deed recorded November 27, 2001 in Instrument 20011129-0130813 in the Register's Office of Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

This is improved x unimproved property, known as 5143 Buena Vista Pk, Nashville, TN 37218
(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 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 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st DAY of JUNE, 2013

Paula Lewis

STATE OF DAVIDSON

COUNTY OF Tennessee

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Paula Lewis, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville Tennessee this 21ST day of June, 2013.

Commission expires:

RON GARRISON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY COMM. EXP. MAR. 4, 2014

Notary Public