BILL GARRETT, Davidson County
Trans:T20130053222 DEEDWARR
Recvd: 06/24/13 11:50 2 pgs
Fees:13.00 Taxes:477.30
20130624-0064473

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **17th** day of **June, 2013**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Storey	First Community Mortgage	086 08 0 047.00
(NAME)	(NAME)	
1537 Market Square	275 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, Tn 37129	
(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, **Elbert A. Lewis, Jr. and Dawn E. Lewis**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sarah E. Storey, a single 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. 213 on the Plan of Jackson's Retreat, Phase 5-A, of record in Plat Book 6250, page 309, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elbert A. Lewis, Jr. and wife, Dawn E. Lewis by Warranty Deed from Jerry W. Smith and Lori D. Smith dated April 16, 2007 of record in Instrument No. 20070416-0044885, 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 ☒ property, known as 1537 Market Square, Hermitage, TN 37076

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 **17th** day of **June, 2013**

Elbert A. Lewis Jr. by Dawn E. Lewis attorney in fact 6.17.13

Elbert A. Lewis Jr. by Dawn E. Lewis, Attorney in Fact

Dawn E. Lewis 6.17.13

Dawn E. Lewis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Dawn E. Lewis, to me personally known or proved to me on the basis of satisfactory evidence, to be the person described in, and who executed the foregoing instrument on behalf of **Elbert A. Lewis, Jr.**, as his duly appointed attorney in fact, and who acknowledged that she executed the same as the free act and deed of the said Elbert A. Lewis, Jr. See Power of Attorney of record at Inst. # 20130624006447 2, Register's Office of Davidson County, Tennessee. (Dawn E. Lewis and Dawn Edelle Lewis are one and the same person. Elbert Alphonso Lewis, Jr. and Elbert A. Lewis, Jr., are one and the same person.

Witness my hand and official seal, this **17th** day of **June, 2013**

Tabatha Edwards
Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY