WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130093289 DEEDWARR
Recvd: 10/31/13 12:08 2 pgs
Fees:13.00 Taxes:664.15
20131031-0113115

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abram Royston	Primary Residential Mortgage, Inc	150-16-0-A-078.00 CO
(NAME)	(NAME)	
2824 Windcrest Trail	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Salt Lake City, UT 84116	
(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, WE, Clarence D. Lewis and wife Jean P. Lewis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Abram Royston, ** 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:

** a single man

Land in Davidson County, Tennessee, being Lot No. 61 on the Final Plat of Windhaven Shores, Section Two of record in Instrument No. 20031210-0176853, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Clarence D. Lewis and wife Jean P. Lewis, by deed of record in Instrument Number 20060209-0015952, Register's Office for Davidson County, Tennessee.
Subject to All matters as shown on Plan of Windhaven Shores of record in Instrument No. 20031210-0176853, Register's Office for Davidson County, Tennessee.

By Laws of record in Instrument No. 20030219-0021856, Register's Office for Davidson County, Tennessee. The Plan of record in Instrument No. 20031210-0176853, Register's Office for Davidson County, Tennessee. Restrictive covenants contained in an instrument of record in Instrument No. 20030219-0021585, Register's Office for Davidson County, Tennessee. Sewer Line Easement of record in Instrument No. 20011029-0117537, Register's Office for Davidson County, Tennessee. Storm water Detention Agreement of record in Instrument No. 20020603-0066392 and Instrument No. 20030218-0020742, Register's Office for Davidson County, Tennessee. Charter for home Owners Association of record in Instrument No. 20030228-0026797, Register's Office for Davidson County, Tennessee. Quitclaim Deed to Home Owners Association of record in Instrument No. 20061204-0148906 and Instrument No. 20060724-0088808, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2824 Windcrest Trail, Antioch, TN 37013

(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.

Witness our hands this 28th day of October, 2013.

Clarence D. Lewis

Jean P. Lewis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence D. Lewis and wife Jean P. Lewis, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 28th day of October, 2013.

Commission expires:

Notary Public

