BILL GARRETT, Davidson County
Trans:T20140000343 DEEDWARR
Recvd: 01/02/14 14:36 2 pgs
Fees:13.00 Taxes:693.75
20140102-0000473

This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
John W. Baeten
3529 Chandler Cove Way
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Quicken Loans Inc.
1050 Woodward Avenue
Detroit, MI 48226-1906

MAP 173
GROUP
PARCEL 142

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher K. Lewis and wife, Leslie J. Lewis,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **John W. Baeten and Darcie L. Baeten, husband and wife**, hereinafter called the GRANTEE, his 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. 144 on the Plat of Hidden Creek, Phase 3, Section 2, of record in Instrument No. 20050714-0081683, Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher K. Lewis and wife, Leslie J. Lewis by deed from Beazer Homes Corp., dated 4/21/06 and recorded 4/24/06 of record in Instrument No. 20060424-0046504, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **3529 Chandler Cove Way, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **31st** day of **December, 2013.**

Christopher K. Lewis
by: Thomas I. Bottorff Attorney in Fact

Christopher K. Lewis, by Thomas I. Bottorff Attorney in Fact

Leslie J. Lewis
by: Thomas I. Bottorff, Attorney in Fact

Leslie J. Lewis, by Thomas I. Bottorff Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas I. Bottorff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for **Christopher K. Lewis and wife, Leslie J. Lewis**, the bargainor, and that as said Attorney in Fact, he executed the within Deed on their behalf for the purposes therein contained by signing the name of **Christopher K. Lewis and wife, Leslie J. Lewis** as their free act and deed.

WITNESS my hand and official seal this 31st day of December, 2013.

Tisha C. Baldwin
NOTARY PUBLIC
My Commission Expires: 3/30/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $187,500.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of December, 2013.

NOTARY PUBLIC

My Commission Expires: