BILL GARRETT, Davidson County
Trans: T20140003254 DEEDWARR
Recvd: 01/15/14 10:39 2 pgs
Fees: 13.00 Taxes: 629.00
20140115-0004047

WARRANTY DEED

LAURA JOHNSON NOTARY PUBLIC FAYETTE COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 23, 2016

STATE OF GEORGIA
COUNTY OF Fayette

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of Jan 3. 2014.

Notary Public

MY COMMISSION EXPIRES: 5-23-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LaWanda Lewis	New Owner	161 06 - A 094.00CO
(NAME)	(NAME)	
1213 Bainbridge Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Glenn Harper, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **LaWanda Lewis**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 94, on the plan of Oakhill Townhomes, Phase 2, Lot 2, filed as Exhibit "A-1" to and established by the Declaration of Protective Covenants, Conditions, Restrictions and Easements of record in Instrument No. 20070614-0071397, as amended in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, 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, reference to which is hereby made for a more complete description.

Being the same property conveyed to Glenn Harper, an unmarried man by Warranty Deed from Centex Homes, a Nevada general partnership, dated December 9, 2008 and filed in Instrument Number 20081215-0119941, Register's Office of Davidson County, Tennessee.

Subjec to all matters as set forth on the plat of record in Plat Instrument No. 20070911-0108866, Register's Office for said County and Restrictive Covenants of record in Instrument Number 20070614-0071397; Instrument Number 20080325-0030014 and Instrument Number 20080709-0070601, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1213 Bainbridge Drive, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 3 day of January, 2014.

Glenn Harper

State of GEORGIA
County of Fayette

Personally appeared before me Glenn Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3 day of January, 2014.

Notary Public Laura Johnson
My Commission Expires: 5-23-2016

LAURA JOHNSON NOTARY PUBLIC FAYETTE COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 23, 2016

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067