Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 24th day of February, 2014.

Notary Public
My commission expires: ~~10/24/17~~ 1/19/15

MELANIE HARPER
STATE OF TENNESSEE
NOTARY PUBLIC
County of Rutherford

13-1402-132090

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin Lewis 301 Rocky Top Ct. Antioch TN 37013	Kevin Lewis 301 Rocky Top Ct Antioch, TN 37013	176-05-0-B-140.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Amanda Rachel Mayden, formerly Woodlee, a single woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kevin Lewis, a single man, hereinafter called the Grantees, their successors 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. 238, on the Plan of Hickory Woods Estates, Section C, of record in Book 6900, Pages 885, 886, and 887, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amanda Woodlee, unmarried by deed from Jason Markwell, married, dated October 18, 2006, recorded November 16, 2006, of record in Instrument No. 20061116-0142597, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Amanda Rachel Mayden from Donald Wayne Mayden by Quit Claim Deed recorded February 19, 2014, of record in Instrument No. 20140219-0014096, Register's Office for Davidson County, Tennessee.

Amanda Woodlee and Amanda Rachel Mayden are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 301 Rocky Top Ct., Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20140013408 DEEDWARR
Recvd: 02/26/14 12:10 2 pgs
Fees:13.00 Taxes:610.50
20140226-0016440

WITNESS my hand this 24th day of February, 2014.

Amanda Rachel Mayden

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amanda Rachel Mayden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 24th day of February, 2014.

Tabitha King
State of Tennessee at Large

My Commission expires 10/24/17

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY