STATE OF Tennessee
COUNTY OF Davidson

Davidson County	DEEDWARR
Recvd: 02/28/14 13:25	3 pgs
Fees:18.00 Taxes:480.63	
20140228-0017405	

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2014.

Notary Public
MY COMMISSION EXPIRES: 3/28/15
File No. G14-8314D

TRACI H PEAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Anna Nicole Lewis and Austin R. Lewis, Wife and husband (NAME)	Avenue Bank (NAME)	19-13-10
116 Depot Street (STREET ADDRESS)	111 10th Ave. South Suite 200 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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 HEREBYACKNOWLEDGED, WE, **Josh Jay Landry and Sylvia A. Landry, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna Nicole Lewis and Austin R. Lewis, Wife and husband**, 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 part of Lot No. 6 on the plan of JAMES M. PHIPPS ADDITION TO GOODLETTSVILLE, as shown by plat of record in Plat Book 547, Page 151, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 65 feet on the northerly side of Reed or Depot Street and runs back between parallel lines along the easterly margin of Bass Avenue, 118.2 feet to a dead line.

BEING the same property conveyed to Josh Jay Landry and wife, Sylvia A. Landry from Josh Jay Landry, by Quit Claim Deed dated June 8, 2012, as Instrument No. 20120611-0050757, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 151, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 116 Depot Street, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 27th day of February, 2014.

Josh Jay Landry — February 27, 2014 Date

Sylvia A. Landry — February 27, 2014 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Josh Jay Landry and Sylvia A. Landry, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of February, 2014.

My Commission Expires: 5/14/2014

Notary Public

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **Dolly T. Peay**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dolly T. Peay

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Dolly T. Peay**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: **03/28/2015**

TRACI MINGLEDORFF
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY