WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,000.00

Donna Forsythe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2014.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Donna Forsythe	Fifth Third Mortgage Company	Parcel ID:
404 Valley Trace Dr.	5001 Kingsley Drive; MD 1MOBS2	08203042900
Nashville, TN 37221	Cincinnati, OH 45227	

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 hereby acknowledged, we

Johnny B. Willis and wife, Lucille B. Lewis

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Donna Forsythe, an unmarried woman

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:

Described property located in Davidson County, Tennessee, to wit:

Beginning at a point on the west side of Lischey Avenue 125 feet south of the corner of Lischey Avenue and Vaughn Street or Avenue, said beginning point being the southeast corner of a acre lot sold by John W. Bryan to Mrs. Lischey; thence westwardly with Mrs. Lischey's line 200 feet to a stake; thence at right angles, southwardly 50 feet to a stake; thence at right angles, southwardly 50 feet to a stake, thence eastwardly 199 feet to a stake; thence northwardly with Lischey Avenue 50 feet to the point of beginning, and being the northerly 50 feet of a 95 foot lot conveyed to M.W. Hardison, by C.H. Cantrell and wife, by deed book recorded in Book 235, Page 53, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Johnny B. Willis and Lucille B. Lewis, husband and wife, by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument 20040322-0032254, dated March 11, 2004, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 138, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 904 Lischey Ave., Nashville, TN 37207

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 March, 2014.

Johnny B. Willis

Johnny B. Willis

Lucille B. Lewis

Lucille B. Lewis

BILL GARRETT, Davidson County
Trans:T20140021655 DEEDWARR
Recvd: 04/01/14 10:17 2 pgs
Fees:13.00 Taxes:492.10
20140401-0026721

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 Johnny B. Willis and Lucille B. 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 Nashville, Tennessee, this 28th day of March, 2014.

My Commission Expires: 8/23/16

Notary Public

