WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140025988 DEEDWARR
Recvd: 04/17/14 09:26 2 pgs
Fees:13.00 Taxes:584.60
20140417-0032125

B-DL-14-214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/3/15 (AFFIX SEAL)

KAREN B. HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Philip C. Lewis and Merna L. Lewis	**First Liberty Financial Group, LLC**	
(NAME)	(NAME)	**01811001500**
214 Engel Avenue	**9520 Ormsby Station Rd., Ste. 20**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Louisville, KY 40223**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ELIZABETH A. BENNETT, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PHILIP C. LEWIS AND MERNA L. LEWIS, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that 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. 31 on the Plan of Connell Estates, Section 2 of record in Plat Book 2900, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Darrell W. Bennett and wife, Elizabeth A. Bennett by Warranty Deed from David R. Johnson and wife, Ruby E. Johnson dated June 15, 1999, filed for record on July 8, 1999 in Book 11563, Page 171, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Elizabeth A. Bennett by Quitclain Deed from Darrell W. Bennett dated March 4, 2013, filed for record on March 13, 2013 in Instrument No. 20130313-0024862, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 2900, Page 130;
- Easement for Sanitary Sewers of record in Book 4805, Page 881;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **214 Engel Avenue, Goodlettsville, Tennessee 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 GRANTEE(S), their heirs and 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 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/our hand(s) this the 11th DAY OF APRIL, 2014.

Elizabeth A. Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH A. BENNETT, the within named bargainor, 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 the 11th of April, 2014.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212