WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

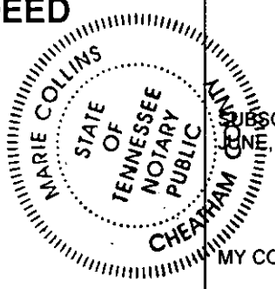
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

William S Deaton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2014.

Marie Collins
Notary Public

MY COMMISSION EXPIRES: 12-15-15
(AFFIX SEAL)



G-WR-14-308

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)
Yovancha H. Lewis-Brown	SAME	
(NAME)	(NAME)	**098090A02100CO**
308 Ketch Cove		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 **SABRINA C. JEWELL AND HUSBAND, TY O. JEWELL,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **YOVANCHA H. LEWIS-BROWN AND ROY BROWN, WIFE AND HUSBAND** 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 120, PHASE ONE, LAKE SHORE, as shown on plat of record in Plat Book 6900, Page 684, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sabrina C. Jewell and husband, Ty O. Jewell by Warranty Deed from Charley D. Swallows and wife, Eleanor Sue Swallows, recorded on the 27th day of April, 2001 in Instrument No. 20010427-0042801, in the Register's Office of Davidson County, Tennessee.

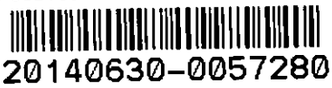
This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, LAKE SHORE, as recorded in Plat Book 6900, Page(s) 684 and Boundary Plat recorded in Plat Book 6900, Page 683, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Restrictions and By-Laws recorded in Book 7572, Page 669, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association recorded in Book 7892, Page 464 and Book 8709, Page 424, Register's Office for Davidson County, Tennessee.
- Easement recorded in Book 1298, Page 133 and Book 4077, Page 604, Register's Office for Davidson County, Tennessee.
- Right-of-Way and/or Right of Ingress and Egress described in Book 370, Page 445, Book 633, Page 569 and Book 1055, Page 248, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **308 Ketch Cove, Hermitage, Tennessee 37076**.

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.

BILL GARRETT, Davidson County
Trans:T20140046473 DEEDWARR
Recvd: 06/30/14 14:47 2 pgs
Fees:13.00 Taxes:887.63



20140630-0057280

Witness my/our hand(s) this the 26th DAY OF JUNE, 2014.

Sabrina C. Jewell

Ty O. Jewell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SABRINA C. JEWELL AND TY O. JEWELL, 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 26th of June, 2014.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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