THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140052388 DEEDWARR
Recvd: 07/21/14 12:11 2 pgs
Fees:13.00 Taxes:795.13
20140721-0064441

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Susan Lewis 313 Antioch Pike Nashville, TN 37211	SWBC MORTGAGE CORP 9311 SAN PEDRO AVE., SUITE 100 SAN ANTONIO, TX 78216	133-02-0-281.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **ROBERT B. MCKELVEY AND WIFE, SARA R. MCKELVEY**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **SUSAN LEWIS**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

UNMARRIED

Land in Davidson County, Tennessee, being the westerly 48 feet of Lot No. 7 on the Map of Nolen Heights of record in Book 332, Page 122, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Said part of Lot No. 7 fronts 48 feet on the southerly side of Antioch Pike, formerly the Mill Creek Valley Pike and runs back parallel lines 160 feet to an alley.

Included in the above description but excluded from this conveyance is that property conveyed to Metropolitan Government of record in Book 4339, Page 351, Register's Office for said Davidson County, Tennessee.

Being the same property conveyed to Robert B. McKelvey and Sara R. McKelvey, husband and wife, by Warranty Deed from Robert B. McKelvey, a married man, of record in Instrument No. 20121023-0097007, dated March 9, 2012, Register's Office for Davidson County, Tennessee.

This is improved property known as **313 Antioch Pike, Nashville, Tennessee 37211 .**

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 15 day of **July, 2014**:

Robert B. McKelvey

Sara R. McKelvey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT B. MCKELVEY AND SARA R. MCKELVEY**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 15th day of July, 2014:

Notary Public

My Commission Expires: 6/2/18

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ or DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $214,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF JULY, 2014:

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY