Davidson County DEEDWARR
Recvd: 08/25/14 14:05 3 pgs
Fees:18.00 Taxes:303.40
20140825-0077395

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of August, 2014, by and between The Estate of Sibyl Shipp, Davidson County Probate Docket 14P1105, , party of the first part, and Robert Lyric Lewis and Pamela Darlene Lewis, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 132 on the Plan of Woodberry Park, as of record in Book 2133, Pages 117, 118 and 119, Register's Office for said County.

Said Lot 132, fronts 76.1 feet feet on the northerly side of Woodberry Drive and runs back, 355.8 feet on the easterly line and 371.8 feet on the westerly line, to a dead line, measuring 92 feet thereon.

Being all or part of the same property conveyed to H B Shipp and Sibyl Anna Shipp by virtue of that certain Warranty Deed dated October 4, 1955, at Instrument No. Book 2454, Page 39 in the Register's Office of Davidson County, Tennessee. H.B. Shipp died June 17, 1978 leaving Sibyl Anna Shipp as the remaning tenant by the entirety.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Dennis Herman Shipp, Co-Executor

Patricia Ann Shipp-Beason, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Dennis Herman Shipp, Co-Executor and Patricia Ann Shipp-Beason, Co-Executor, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of August, 2014.

Gail Hudson
Notary Public

GAIL HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN
My Comm. Expires January 23, 2016

My Commission Expires: _____

Property Owner & Address:	Robert Lyric Lewis and Pamela Darlene Lewis 2658 Woodberry Drive Nashville, TN 37214
Tax Parcel No	09605008100
Property Address:	2658 Woodberry Drive Nashville, TN 37214
MAIL TAX BILLS TO:	Owner at property address
Firm File #:	20140404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $82,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ashlee Page
AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of August, 2014.

Gail Hudson
Notary Public

GAIL HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN
My Comm. Expires January 23, 2016

My Commission Expires:_____

Certificate of Authenticity

I, S.J. Beaubouef, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: .

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016