THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081603** **Return to** **Robert L. Scruggs, Attorney** **2525 21st Avenue South, 2nd Floor** **Nashville, Tennessee 37212**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $104,000.00. Affiant Subscribed and sworn to before me, this 26th day of August, 2014. Notary Public My Commission Expires: 5-2-2016

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph James Wallace and Joseph Francis Wallace 2106 Cliff Drive Nashville TN 37218	New Owner	Tax Parcel ID No. 07013011500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Edward Scott Lewis and Susan Elizabeth Matiland aka Susan Elizabeth Maitland, as joint tenants with rights of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Joseph James Wallace and Joseph Francis Wallace, as joint tenants with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being in the Village of Bordeaux, known as 2106 Cliff Drive, Nashville, Tennessee and described as follows:

Beginning at a point in the Easterly margin of Cliff Drive 489 feet, more or less, North of the Northerly margin of Highway No. 112, being the Northwest corner of the property conveyed to Mrs. A. R. Gibbons by Deed from Mrs. Lena St. Charles and husband, of record in Book 1491, Page 258, Register's Office for Davidson County, Tennessee; thence along the margin of Cliff Drive North 32 degrees East 80 feet; thence South 58 degrees East 285 feet, more or less, to the low water mark of the Cumberland River; thence along said low water mark Southerly 80 feet to the Northeast corner of the property conveyed to Mrs. Gibbons; thence along her Northerly line North 58 degrees West 295 feet, more or less, to the point of beginning.

Being part of the same property conveyed by Warranty Deed from John R. Robinson, unmarried to James Edward Scott Lewis and Susan Elizabeth Matiland, as joint tenants with rights of survivorship as recorded on the 19th day of November, 2012 in Instrument No. 20121119-0106718 and Special Warranty Deed from Bank of New York as Trustee (CWABS 2000-2) to John Robinson as recorded on the 25th day of September, 2001 in Instrument No. 20010925-0103775, in the Register's Office of Davidson County, Tennessee. Susan Elizabeth Matiland and Susan Elizabeth Maitland being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20140063526 DEEDWARR
Recvd: 08/27/14 12:36 2 pgs
Fees:13.00 Taxes:384.80
20140827-0078188

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2106 Cliff Drive Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of August, 2014.

James Edward Scott Lewis

Susan Elizabeth Matiland aka Susan Elizabeth Maitland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Edward Scott Lewis and Susan Elizabeth Matiland aka Susan Elizabeth Maitland, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2014.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017