WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150005672 DEEDWARR
Recvd: 01/23/15 09:47 2 pgs
Fees:13.00 Taxes:989.75
20150123-0006670

B-CP-15-2948

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2018

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)
Patricia W. Milburn	**New owner**	
(NAME)	(NAME)	
2948 Glenway Drive		**142-16-0C-059.00-C**
(ADDRESS)	(ADDRESS)	**O**
Nashville, TN 37221		
(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 **CRISTIN WALLACE LEWIS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PATRICIA W. MILBURN, UNMARRIED,** 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. 25 on the Plan of Final Plat Devon Glen, Phase II of record in Plat Book 7900, Page 562, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 25 fronts 66.11 feet on the Southeasterly margin of Glenway Drive and extends back 105.50 feet on the Northeasterly line and 100.00 feet on the Southwesterly line to a dead line in the rear, measuring 66.33 feet thereon.

Being the same property conveyed to Cristin Wallace (a/k/a Chrstin Wallace) by Quitclaim deed from Brody Wallace of record in Instrument No. 20110628-0049373 Register's Office for Davidson County, Tennessee, dated May 4, 2011 and recorded on June 28, 2011. Cristin Wallace having since married is now known as Cristin Wallace Lewis. Her spouse, Gerald Lewis, III, joins in the execution of this instrument for the purpose of conveying his/her marital interests if any in the subject property.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- All matters shown on the Plan of record in Book 9700, page 743, (open space), Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7517, Page 283, amended in Book 7517, page 367, Book 8180, page 222, Book 8712, page 618, Book 8712, page 620, Book 8796, page 410, Book 8796, page 416, Book 9150, page 182, Book 9492, page 594, Book 9492, page 600 and Book 10692, page 750 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws in Book 7517, page 344 amended in Book 8180, page 232 and Book 10692, page 753, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 7520, page 564, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to HOA in Book 9618, page 7880 and Book 11120, page 191, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2948 Glenway Drive , Nashville, Tennessee 37221**.

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 21st DAY OF JANUARY, 2015.

Cristin Wallace Lewis

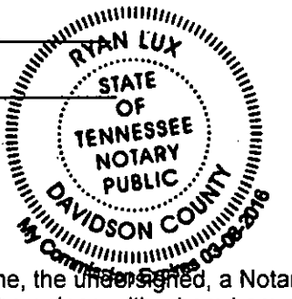
Gerald Lewis, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRISTIN WALLACE LEWIS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of January, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD LEWIS, III, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of January, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212