P15-6566-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 BILL GARRETT, Davidson County Trans:T20150009397 DEEDWARR Recvd: 02/06/15 08:30 2 pgs Fees:13.00 Taxes:1295.00 20150206-0011136	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00. Robert Edwards Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February 2015 Kim Murray Notary Public MY COMMISSION EXPIRES: 3/25/18 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin N. Lewis		
2413 Elliott Avenue	New Owner	118 02 0 048.00
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cecil C. Jemison, surviving tenant by the entirety**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martin N. Lewis and Justin L. Fields, as tenants in common**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly 44 feet of Lot No. 23 and the northerly 12 feet of Lots Nos. 24, 25 and 26 on the Plan of Caswell E. Rose Home Place of record in Plat Book 974, page 50, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 23, 24, 25 and 26 front together 56 feet on the westerly side of Elliott Avenue, and run back between parallel lines 176.5 feet to a dead line.

Being the same property conveyed to Robert D. Jemison and wife, Cecil C. Jemison, by Deed from John H. Miller and wife, Judith Williams Miller, recorded August 17, 1965, of record in Book 3924, page 535, Register's Office for Davidson County, Tennessee. The said Robert D. Jemison having since died leaving Cecil C. Jemison surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2413 Elliott Avenue, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand( ) this the 3rd day of February, 2015.

Cecil C. Jemison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cecil C. Jemison** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of February, 2015.

My Commission expires: 10/16/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY