WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150023536 DEEDWARR
Recvd: 03/31/15 13:20 2 pgs
Fees:13.00 Taxes:1295.00
20150331-0027776

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of MARCH, 2015.

NICOLE L. STEELE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 1.8.19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brenna Lewis	SAME	160-08-0-028.00
(NAME)	(NAME)	
493 Brentview Hills Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Lillian Rucker Steele, Trustee of the Lillian Rucker Steele Revocable Living Trust U/A/D 4/27/1998, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brenna Lewis and Shaun Lewis, wife and husband, 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 Lot No. 37 on the Plan of Brentview Hills, as of record in Book 3300, pages 43 and 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 100 feet on the southerly side of Brentview Hills Drive and runs back 337.6 feet on the easterly line and 363.02 feet on the westerly line to a dead line n the rear on which it measures 100.3 feet.

Being the same property conveyed to Robert L. Steele, III and wife, Lillian R. Steele, by deed from Raleigh T. Blanks and wife, Mildred B. Blanks, of record in Book 3406, page 175, dated July 24, 2062, said Register's Office. The said Robert L. Steele, III having since died on or about July 28, 1991, leaving the said Lillian R. Steele as the surviving tenant by the entirety. The said Lillian R. Steele having conveyed her interest in the subject property to Lillian Rucker Steele, Trustee of the Lillian Rucker Steele Revocable Living Trust, by quitclaim deed of record in Book 10910, page 958, dated April 27, 1998, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 493 Brentview Hills Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 27th day of March, 2015.

Lillian Rucker Steele, Trustee of the Lillian Rucker Steele Revocable Living Trust U/A/D 4/27/1998
by: Barbara J. Noonan, Attorney in Fact

Lillian Rucker Steele, Trustee of the Lillian Rucker Steele Revocable Living Trust U/A/D 4/27/1998
by: Barbara J. Noonan, Attorney in Fact

State of Tennessee
County of Davidson

On this 27th day of March, 2015, before me personally appeared Barbara J. Noonan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lillian Rucker Steele, Trustee of the Lillian Rucker Steele Revocable Living Trust U/A/D 4/27/1998, and who acknowledged that she executed the same as the free act and deed of Lillian Rucker Steele, Trustee of the Lillian Rucker Steele Revocable Living TrustU/A/D 4/27/1998.

My Commission expires: 11-3-2015

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY