PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150024028 DEEDWARR
Recvd: 04/01/15 14:48 2 pgs
Fees:13.00 Taxes:332.63
20150401-0028356

W & I Ref: (DKM) Title No.: 57294
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen Joseph Lewis Betty Lewis 116 Squires Pointe Rd. Paris, KY 40361	SWBC Mortgage Corporation 9311 San Pedro Ave. Suite 100 San Antonio,TX 78216

TAX MAP PARCEL NUMBERS: 163-11-A-001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$89,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jill McBee and Melinda Cervantez**, as Co-Executrices and as Devisees under the Last Will and Testament of Verna Weaver Thompson, deceased, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Joseph Lewis and Betty Lewis, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Third Revision, Section Two, Bell Forge Village, of record in Book 6900, Page 250, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to C.A. Thompson and spouse, Verna Thompson by Warranty Deed from Marie C. Calvert, unmarried, dated October 29, 1996, recorded October 30, 1996 in Book 10241, Page 948, Register's Office for Davidson County, Tennessee. C.A. Thompson having since died. Verna Thompson subsequently died and by Last Will and Testament of Verna Weaver Thompson, of record in Docket No. 13P 1546 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, subject property was devised to Melinda Cervantez and Jill McBee and also appointed the said Melinda Cervantez and Jill McBee as Co-Executrices, with full power. Verna Thompson and Verna Weaver Thompson having been one and the same person.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 250, Register's Office for said County, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 6040, Page 538, amended in Book 6306, Page 644, Book 6651, Page 207 and Instrument No. 20061229-0160925, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Stormwater Detention Agreement of record in Book 6531, Page 321, said Register's Office.

This is improved property, known as 200 Hickory Forge Drive, Antioch, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of March, 2015

Jill McBee

Jill McBee

as Co-Executrix and Devisee under the Last Will and Testament of Verna Weaver Thompson, deceased

Melinda Cervantez

Melinda Cervantez

as Co-Executrix and Devisee under the Last Will and Testament of Verna Weaver Thompson, deceased

State of Tennessee

County of Davidson

On this 27th day of March, 2015, before me the undersigned authority, personally appeared Jill McBee and Melinda Cervantez, as Co-Executrices and Devisees under the Last Will and Testament of Verna Weaver Thompson, deceased, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Diane K. Mann

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $89,900.00.

Affiant

Sworn and subscribed before me this 27th day of March, 2015.

Notary

My Commission Expires: 2-18-19

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY