Davidson County DEEDWARR
Recvd: 06/02/15 08:33 3 pgs
Fees:18.00 Taxes:1258.00
20150602-0050792

WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-13-2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$340,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip Edward Lewis	USAA Federal Savings Bank	018-16-0-136.00
(NAME)	(NAME)	
335 Moncrief Avenue	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Antonio, TX 78288	
(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, Walter E. Hall and Janice D. Hall, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Phillip Edward Lewis, Jr. and Erica D. Lewis, husband and wife, 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 297 feet of Lot No. 33 and the southerly 297 feet of Lot No. 34 on the Plan of Moncrief Subdivision of the North Part of the Allen Mathis Land and described more precisely as follows:

Beginning at an iron rod on the Northerly margin of Moncrief Avenue at the common corner of Lots Nos. 32 and 33; thence with Northerly margin of Moncrief Avenue, S 83 deg. 11' 02" W 85.35 feet to an iron rod; thence leaving said road margin, N 05 deg. 31' 09" W 297.00 feet to an iron rod North of a 36" hackberry tree; thence with a line parallel to the northerly margin of Moncrief Avenue, N 83 deg. 11' 02" E 85.00 feet to an iron rod North of a 24" hackberry tree; thence S 05 deg. 35' 11" E 297.00 feet to the point of beginning; containing 0.58 acres, more or less; as surveyed on November 5, 2010, by L. Steven Bridges, Jr., RLS 1740 of Bridges Land Surveying and Consulting, 205 Shivel Drive, Hendersonville, Tennessee 37075, Phone (615) 822-5394.

Being the same property conveyed to Walter E. Hall and Janice D. Hall, husband and wife by Warranty Deed from Thomas W. Long and Martha F. Long, husband and wife of record in Instrument No. 20130416-0037646 Register's Office for Davidson County, Tennessee, dated April 12, 2013, and recorded on April 16, 2013.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 335 Moncrief Avenue, Goodlettsville, TN 37072
(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.

Witness our hands this 29th day of May, 2015.

Walter C. Hall

Janice D. Hall

STATE OF TENNESSEE

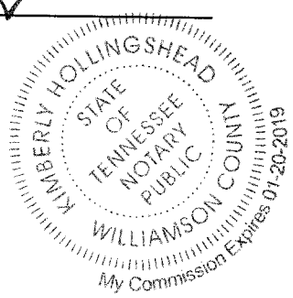
COUNTY OF WILLIAMSON

On this 29th day of May, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Walter C. Hall and Janice D. Hall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,



Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).