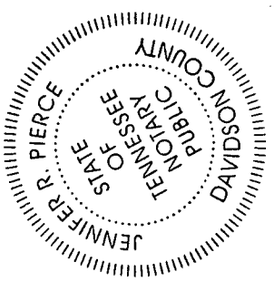
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$325,000.00.**

CD2
Affiant

Subscribed and sworn to before me this 11th day of June, 2015

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael Lewis	SAME	11801040700
900 Tyson Avenue		
Paris, TN 38242		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Queen Simmons, Sharon Kay Smith, David Hereford and Hope Simmons,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael Lewis and Brent Owens**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 12 on the Plan of Bransford Realty Company's Subdivision of Montrose Park, as of record in Book 547, Page 25, Register's Office for said County.

Said part of said lot fronts 56 feet on the south slide of Montrose Avenue and runs back between lines, 98 feet on the east line and 100 feet on the west line, along the easterly margin of 9th Avenue, South, to a dead line in the rear on which it measures 72 feet more or less.

Being the same property conveyed to David L. Simmons, married from Willie Mae Sweatt, unmarried by Warranty Deed on February 21, 1997, of record in Book 10356, Page 60, Register's Office for Davidson County, Tennessee. David L. Simmons having since died on March 17, 2000 and leaving said property to his heirs at law which are Queen Simmons, Sharon Kay Smith and Stephanie Omega Hereford, by Affidavit of Heirship, on September 6, 2004, of record in Instrument Number 20040907-0107396, Register's Office for Davidson County, Tennessee. The said Stephanie Omega Hereford having since died intestate on July 23, 2007, leaving as her Heirs-at-law, David Hereford and Hope Simmons, as evidenced by the Affidavit of Heirship of record in Instrument Number 20150618-0058524, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Page 25, Register's Office for Davidson County, Tennessee.

This is improved property known as: **815 Montrose Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20150048813 DEEDWARR
Recvd: 06/18/15 15:18 3 pgs
Fees:18.00 Taxes:1202.50
20150618-0058525

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 June 11, 2015.

Queen Simmons
Queen Simmons

Sharon Kay Smith
Sharon Kay Smith

David Hereford
David Hereford

Hope Simmons
Hope Simmons

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Queen Simmons** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 11, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sharon Kay Smith** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 11, 2015

My commission expires 8/15/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephanie Omega Hereford** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 11, 2015

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davis

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Hereford** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 11, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davis

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hope Simmons** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 11, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY