Davidson County DEEDWARR
Recvd: 07/22/15 08:29 3 pgs
Fees:18.00 Taxes:804.75
20150722-0071624

**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of July, 2015.

Notary Public

Commission Expiration: 5/8/18

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Terry Edwin Lewis and Connie Lewis<br>105 Baylee Mika Court<br>Joelton, TN 37080 | SAME AS NEW OWNER | -02202003200 |

## WARRANTY DEED

FOR AND IN 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, I, **Andrea C. Tullos, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terry Edwin Lewis and Connie 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:

Property known as 105 Baylee Mika Place Joelton, TN 37080, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Section Two, Chase Pointe of record in Plat Book 9700, Page 301, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrea C. Tullos, an unmarried woman by deed from Hurley V. Campbell and Gennie M. Campbell, husband and wife, dated November 21, 2014, recorded 12/1/2014 and filed of record in Instrument No. 20141201-0109882, said Register's Office.

Tax Map and Parcel ID is as follows 02202003200

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as 105 Baylee Mika Court, Joelton, TN 37080**

**TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest ther belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, un otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all per whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any ge shall be applicable to all genders.**

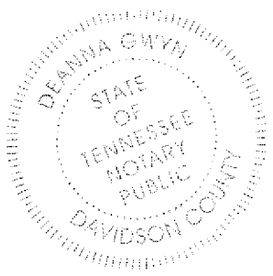
Witness my hand this 20th day of July, 2015.

Andrea C. Tullos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of July, 2015, before me personally appeared Andrea C. Tullos, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of July, 2015.




Notary Public
Commission Expiration: 5/8/18

# True Copy Certification

I, **Kristian Short**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

**Kristian Short**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

**Rita B Mitchell**

My Commission Expires: **1/5/2016**

