Davidson County DEEDWARR
Recvd: 07/29/15 10:39 2 pgs
Fees:13.00 Taxes:329.30
20150729-0074651

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00.

Andrea R. Lewis n/k/a Andrea Lester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2015.

Dana Lane
Notary Public
MY COMMISSION EXPIRES: Notary Public, Whitfield County, Georgia My Commission Expires July 11, 2017
File No. G15-2342D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael J. Crook, unmarried man (NAME)	owner (NAME)	06002011300
3106 Meadowside Lane (STREET ADDRESS)	at prop. ty (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	address (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Andrea R. Lewis n/k/a Andrea Lester, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael J. Crook, unmarried man,** 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. 84 on the plan of SECTION ONE, PARKWOOD ESTATES, as shown by plat of record in Plat Book 2900, Page 119-120, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Andrea R. Lewis, unmarried from Pebble F. Miles Davis and husband, Lonnie James Davis, by Deed dated February 16, 2001, as Instrument No. 20010221-0016213, in the Register's Office for Davidson County, Tennessee.

Richard Allen Lester joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3136, page 52 and amended in Book 3253, page 591, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 119-120, Register's Office for Davidson County, Tennessee.
3. Sewer Storm Drainage Easement as recorded in Book 11472, page 960, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is Improved property, known as 3106 Meadowside Lane, Nashville, TN 37207.

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. Whenever 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 my/our hand(s) this 23rd day of July, 2015.

Andrea R. Lewis n/k/a Andrea Lester — Date

Richard Allen Lester

STATE OF Georgia

COUNTY OF Whitfield }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Andrea R. Lewis n/k/a Andrea Lester and Richard Allen Lester, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24 day of July, 2015.

My Commission Expires: _____ Notary Public

Notary Public, Whitfield County, Georgia
My Commission Expires July 11, 2017

Certificate of Authenticity

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

I, Crystal Sarth, 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 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 Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY