File Box 8

PREPARED BY (AND RETURN TO):

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BILL GARRETT, Davidson County
Trans:T20150069162 DEEDWARR
Recvd: 08/17/15 15:47 2 pgs
Fees:13.00 Taxes:536.50
20150817-0082667

W & I Ref: (DM) Title No.: 57684
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Erik H. May Jenna Lee May 257 Timmons Street Nashville, TN 37211	Evolve Bank & Trust 6070 Poplar Avenue, Suite 250 Memphis, TN 38119

TAX MAP PARCEL NUMBERS: 11914007900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$145,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason S. Lewallen and Kanah Lewallen, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Erik H. May and Jenna Lee May, 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. 29 on Block "A" on the Plan of Woodbine Courts, Part One of record in Book 1130, page 39, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kanah May by Warranty Deed from Micah McAlister and wife, Emily McAlister, dated November 29, 2007, recorded on December 3, 2007, of record in Instrument No. 20071203-0139487, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20131011-0107073, said Register's Office. Subject property was conveyed to Jason S. Lewallen and Kanah Lewallen, husband and wife.

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 1130, page 39, said Register's Office, which Plan shows a 35, foot minimum building setback line from East Timmons Avenue, now known as Timmons Street, and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as 257 Timmons Street, Nashville, TN 37211

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 14th day of August, 2015.

Jason S. Lewallen **Kanah Lewallen**

State of Tennessee

County of Davidson

On this 14th day of August, 2015, before me the undersigned authority, personally appeared Jason S. Lewallen and Kanah Lewallen, 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.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $145,000.00.

Affiant

Sworn and subscribed before me this 14th day of August, 2015.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary