Davidson County DEEDWARR
Recvd: 08/19/15 08:09 2 pgs
Fees:13.00 Taxes:1579.16
20150819-0083314

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$426,800.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of August, 2015.

Notary Public

My commission expires: 11-6-17

(AFFIX SEAL)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Zack Edward Lewis, III	**CEFCU**	**Map 064-03-0-B Parcel 060-00co**
525 Robards Circle	**P. O. Box 1715**	
Old Hickory, TN 37138	**Peoria, IL 61656-1715**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Linda E. Treby, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zack Edward Lewis, III, married

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. 255 on the Plan of Brandywine Pointe, Phase Five, Section Two, of record in Book 7900, Page 714, and as corrected by Surveyor's Certificate of Correction, as of record in Book 9339, Page 630, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William J. Treby and wife, Linda E. Treby, by Deed dated September 7, 1994 from Brandywine Pointe Partners, L.P., a Tennessee limited partnership, of record in Book 9459, Page 556, Register's Office for Davidson County, Tennessee. . Said interest is now vested in Linda E. Treby as surviving tenant by entirety, the William J. Treby having died April 11, 2014.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record in Book 7900, Page 714, and corrected in Surveyor's Certificate of Correction, as of record in Book 9339, Page 630, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Ground lease of record in Book 9128, Page 615, said Register's Office. 3) Title to that portion of the premises within the bounds of the high and low water mark of Old Hickory Lake. 4) Declaration of Covenants, Conditions and Restrictions of Brandywine Pointe, of record in Book 8120, Page 170, and as amended in Book 8671, Page 484, Book 9010, Page 627, and Book 9339, Page 627, Register's Office for Davidson County, Tennessee. 5) By-Laws of Brandywine Pointe Community Association, Inc. of record in Book 10721, Page 835, Register's Office for Davidson County, Tennessee. 6) Charter of Brandywine Pointe Community Association, Inc., of record in Book 9013, Page 39 and Book 9117, Page 77, said Register's Office.

This is improved (__X__) Unimproved (____) property, known as **525 Robards Circle, Old Hickory, TN 37138**

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 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 my/our hand(s) this 17 day of **August, 2015.**

Linda E. Treby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Linda E. Treby,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of **August, 2015.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17