WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150069875 DEEDWARR
Recvd: 08/19/15 11:09 2 pgs
Fees:13.00 Taxes:1942.50
20150819-0083521

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $525,000.00.

Affiant

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

Notary Public
My Commission expires: 4-8-17
(Affix Seal)

BRENDA FRANKS HALE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 8, 2017

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
Austin B. Pennington	New Owner	132-05-0-147.00
1804 Williamson Court Suite 107		
Brentwood, TN 37027	,	

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, **Ivey Mae Lewis and Zack Edward Lewis IIIs** hereinafter called the GRANTOR(S), does hereby bargain, sell, convey and confirm unto **Austin B. Pennington, unmarried**, his heirs and/or assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee being parts of Lot Nos. 2 and 3 on the Plan of Glendale Park, Section Three, of record in Plan Book 2083, Page 11, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Glendale Lane, said point being 20 feet northeasterly from the corner of Lot Nos. 2 and 3 on said plan; thence North 13 degrees west 355.25 feet to a point in the northerly line of Lot No. 2, which point is 28 feet west of northwest corner of Lot No. 3 on said plan; thence along the line of Lot Nos. 2 and 3, South 85 degrees 25' East 203 feet to a monument in the westerly margin of Thompson Avenue, thence with the margin of the same, South 4 degrees 15' West 252.2 feet to a monument, the beginning of a curve, entrance to Glendale Lane; thence around said curve, southwesterly 28.3 feet to another concrete monument set in the northerly margin of Glendale Lane, thence with the margin of the same, southwesterly 110.7 feet to the beginning, together with that portion of Thompson Avenue closed by Ordinance #77 by the City of Oak Hill in Book 4167, page 275, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Z.E. Lewis Jr., and wife, Ivey Mae Lewis from Harvey W. Seay, Jr., and wife, Kathryn Q. Seay by Warranty Deed on March 27, 1954, of record in Book 2272, Page 578, Register's Office for Davidson County, Tennessee. Further conveyed to Ivey Mae Lewis from Z.E. Lewis, Jr., by QuitClaim Deed on September 20, 1989, of record in Book 7493, Page 756, Register's Office for Davidson County, Tennessee. Further conveyed to Ivey Mae Lewis and Zack Edward Lewis III, as joint tenants with rights of survivorship from Ivey Mae Lewis by QuitClaim Deed on June 17, 2015, of record in Instrument Number 20150619-0058939, Register's Office for Davidson County, Tennessee.

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 a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2083, Page 11, Register's Office for Davidson County, Tennessee.
- Elizabeth Lewis joins this conveyance to convey any and all interest she may have in the above described property, including but not limited to her marital interest.

This is improved property known as: **866 Glendale Lane, 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.

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 August 17, 2015.

Zack E. Lewis III

Ivey Mae Lewis by Zack Edward Lewis, III as Attorney in Fact

Elizabeth Lewis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Zack E. Lewis III and Elizabeth Lewis** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 17, 2015

My commission expires 11-6-17

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Zack Edward Lewis, III, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Ivey Mae Lewis, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Ivey Mae Lewis the bargainor(s), by the said Zack Edward Lewis, as Attorney-in-Fact.

Power of Attorney is recorded in Instrument Number 20150812-0080902, Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal, this 17th day of August, 2015.

My Commission Expires: 11-6-17

NOTARY PUBLIC