THIS DOCUMENT PREPARED
WITHOUT TITLE SEARCH BY:
Neese Law Firm
314 North Market Street
Paris, TN 38242
Telephone: 731-642-2189
File No. 2015-081

BILL GARRETT, Davidson County
Trans:T20150079332 DEEDWARR
Recvd: 09/17/15 15:31 2 pgs
Fees:13.00 Taxes:1573.24
20150917-0094677

Property Address:
220 31st Avenue North, Nashville, TN 37203 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of ten dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Martin Lewis and Elizabeth Lewis**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **David Baxter Matthews,** hereinafter referred to as Grantee, the hereinafter described tract of land and real property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, and more particularly described as follows:

Known as Parcel No. 104 02 0X 220.00 in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Unit No. 220, together with the appurtenant interest in the common elements of The Row at 31st Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724, Instrument No. 20040615-0070764 and Instrument No. 20040915-0111215 in the Register's Office of Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

This being the same real property conveyed to Martin Lewis and wife, Elizabeth Lewis, by deed of Catherine C. Nichol (being one and the same as Catherine Corbett) dated January 16, 2014 and of record as Instrument No. 20140130-0008464 in the Register's Office of Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the premises aforesaid unto Grantee, Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. Grantors do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantors are lawfully seized and possessed of an indefeasible estate in fee in the premises hereby conveyed; that Grantors have a good right to sell and convey the same as aforesaid; that said premises are free and clear of any encumbrances, and that Grantors will warrant and defend the title to said premises unto Grantee, forever, against the lawful claims and demands of all persons whomsoever.

Grantors, and persons rightfully claiming under Grantors will, from time to time and at all times, at the request and cost of Grantee, execute all such further assurances for the further or more perfectly satisfactorily assuring and confirming said hereditaments and premises hereby granted as shall be necessary to effectuate the purposes of this instrument.

WITNESS Grantors' hand this 10th day of September, 2015.

Martin M. Lewis
Martin Lewis

Elizabeth Lewis
Elizabeth Lewis

STATE OF TENNESSEE
COUNTY OF HENRY

On this 10th day of September, 2015, before me personally appeared Martin Lewis and wife, Elizabeth Lewis, 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 persons' free act and deed.

Witness my hand and Seal of office in said County on the day above written.

NOTARY PUBLIC

JOSHUA BOWDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HENRY

My Commission Expires: 4/22/19

Owner and Party Responsible for Taxes:
David Baxter Matthews

220 31st Avenue North

Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Williamson

I swear and affirm that the actual consideration of this transfer or value of the property transferred whichever is greater is $425,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

D. Ryan Matthews
AFFIANT

Sworn to and subscribed before me this, the 10th day of September, 2015.

Notary Public

My Commission expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON