BILL GARRETT, Davidson County
Trans:T20150083743 DEEDWARR
Recvd: 10/01/15 14:59 2 pgs
Fees:13.00 Taxes:277.50
20151001-0100066

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57660
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth Turner 42 Green Street Nashville, TN 37210	SAME

TAX MAP PARCEL NUMBERS: 09316009900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$75,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **O'Conner Lee Lewis, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth Turner** 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 Lots Nos. 29 and 30 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, pages 84 and 85, Register's Office for said County.

Said Lots Nos. 29 and 30 front 35 feet each on the northerly side of Green Street and extend back between parallel lines 165 feet to an alley, said Lot No. 30 extending back with the easterly margin of Maury Street.

Being the same property conveyed to Joann Lewis and Walter Lewis, a life estate, and the remainder in fee simple to Wendell Lewis, by Warranty Deed from Walter E. Clark and wife, Alma A. Clark, dated January 11, 1994, recorded February 1, 1994, of record in Book 9237, page 120, said Registers Office for Davidson County, Tennessee. By Quitclaim Deed dated December 3, 2002, recorded January 9, 2003, of record in Inst. No. 20030109-0004357, said Register's Office, Walter Lewis and wife, Jo Ann Lewis, conveyed their interest in subject property to O'Conner Lewis. The said O"Conner Lewis conveyed his interest in subject property to Jo Ann Lewis by Quitclaim Deed dated December 5, 2002, recorded January 9, 2002, of record in Inst. No. 20030109-0004359, said Register's Office. By Quitclaim Deed dated July 6, 2006, recorded July 6, 2006, of record in Inst. NO. 20060706-0081056, said Register's Office, Wendell Lewis, unmarried, conveyed his interest in subject property to O'Conner Lee Lewis. The said Jo Ann Lewis has since died.

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 21, pages 84 and 85, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as 42 Green Street, Nashville, TN 37210

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 30th day of September, 2015.

O'Conner Lee Lewis

O'Conner Lee Lewis

State of Tennessee

County of Davidson

On this 30th day of September, 2015, before me the undersigned authority, personally appeared O'Conner Lee Lewis, 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.

Notary

MONICA D. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 07/03/2017

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: $75,000.00.

Deborah H. Kedrick

Affiant

Sworn and subscribed before me this 30th day of September, 2015.

Notary

My Commission Expires: 3/07/2017

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.