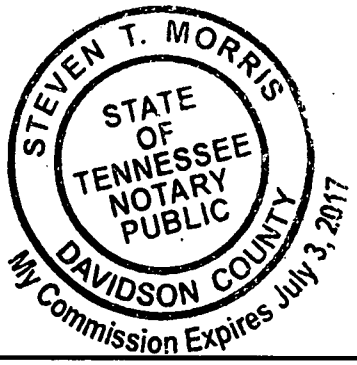
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Kristen Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lauren Wyatt Lewis Michael Paul Lewis	Franklin American Mortgage Company	72-07-0/124.00
(NAME)	(NAME)	
2316 Riverside Drive	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150084787 DEEDWARR
Recvd: 10/05/15 15:57 2 pgs
Fees:13.00 Taxes:699.30
20151005-0101400

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Elvin A. Woodruff III and Karen Woodruff, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lauren Wyatt Lewis and Michael Paul Lewis, wife and husband,** husband and wife, 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:

Being the East 200 feet of Lot No. 10, Block B on ~~1st~~ Map of R. M. Dudleys Subdivision, of record in Plat Book 974, page 8, Register's Office for said County.

Said part of said lots fronts 50 feet on the Westerly side of Riverside Drive and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Elvin A. Woodruff, III and Karen Woodruff, husband and wife, by deed from Elvin A. Woodruff, Jr., and Sara Woodruff, husband and wife, dated January 23, 2006 and filed for record March 8, 2006 as Instrument No. 20060308-0027097 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 974, page 8, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 2316 Riverside Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hands this 2nd day of October, 2015.

Elvin A. Woodruff III

Karen Woodruff

State of Tennessee
County of Davidson

Personally appeared before me Elvin A. Woodruff III and Karen Woodruff, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of October, 2015.

Notary Public Judith C. Jacobs
My Commission Expires: 2-22-16

File No.: 201509021

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD CO., TN