(1)

Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is ~~$122,900.00~~. $119,000.00

Affiant

File Number: 1601018

BILL GARRETT, Davidson County
Trans:T20160012576 DEEDWARR
Recvd: 02/16/16 12:38 2 pgs
Fees:13.00 Taxes:440.30
20160216-0014371

Subscribed and sworn to before me, this 12th day of February, 2016.

Notary Public
My Commission Expires:

RICHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Janet N. Tucker	Same	164 06 OB 032.00
563 Bradburn Village Circle		
Antioch, TN 37013		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Omar A. Lewis, married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Janet N. Tucker, an unmarried woman, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 32 on the plan the The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Omar A. Lewis, unmarried, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated January 23, 2009, of record in Instrument No. 20090127-0006907, Register's Office for Davidson County, Tennessee. Cortnei Scott Lewis, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 563 Bradburn Village Circle, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of February, 2016.

Omar A. Lewis

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Omar A. Lewis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 12th day of February, 2016.

Notary Public at Large
My Commission Expires: 10/24/17

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WITNESS my hand this 9th day of February, 2016.

Cortnei Scott Lewis

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Cortnei Scott Lewis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 9th day of February, 2016.

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

Notary Public at Large
My Commission Expires: ~~10/24/17~~ 12/16/18