(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20160020102 DEEDWARR
Recvd: 03/11/16 10:10 2 pgs
Fees:13.00 Taxes:1258.00
20160311-0023414

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

X _____
Affiant

Subscribed and sworn to before me this 29th day of February, 2016.

_____
Notary Public
My Commission Expires: 04/01/17

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

16-0058

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ryan M. Lewis	Premia Mortgage, LLC C/O Stearns Lending	131-06-0-D
516 Belair Way	4 Hutton Centre Drive, Floor 10	516.00-CO
Nashville, TN 37215	Santa Ana, CA 32707	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James A. Lancaster, unmarried,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ryan M. Lewis and Chelsey Rink, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit 516, together with the appurtenant interest in the common elements of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6690, Page 70, amended in Book 6739, Page 701; Book 6824, Page 298; Book 6890, Page 963; Book 6903, Page 351; Book 6911, Page 827; Book 6962, Page 325, and in Book 9398, Page 43, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the fifth amendment to said Master Deed and By-Laws of record in Book 6962, Page 325, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A. Lancaster, unmarried by Warranty Deed from Michelle B. Maldonado, unmarried, dated November 16, 2012 of record as instrument No. 20121120-0107187, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **516 Belair Way, Nashville, TN 37215.**

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 our hands this 29th day of February, 2016.

James A. Lancaster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **James A. Lancaster,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of February, 2016.

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/01/17

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN