WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160023478 DEEDWARR
Recvd: 03/23/16 08:38 2 pgs
Fees:13.00 Taxes:758.50
20160323-0027315

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$205,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 Day of March, 2016

Notary Public

MY COMMISSION EXPIRES:

JUDY PAINTER-ROSE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	**MAP-PARCEL NUMBERS**
KEVIN DWAIN LEWIS AND WIFE, CHERYL LEWIS	PINNACLE BANK	
(NAME) 5432 REGAN RUN	150 3RD AVENUE SOUTH	162-16-0-D-033.00CO
(ADDRESS) ANTIOCH, TN 37013	NASHVILLE, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

Dale Phillips and Todd Richards, Co-Executors of the Estate of Donald Robert VanLoon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Dwain Lewis and Cheryl Lewis, 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:
Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of Section Two, Honey Brook Subdivision, a Residential Planned Unit Development of record in Plat Book 7900, page 297, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donald R. VanLoon (aka Donald Robert VanLoon) by warranty deed dated March 16th, 2001 from Anna Christina Faulk of record in Instrument No. 20010321-0027477, said Register's Office. The said Donald R. VanLoon (aka Donald Robert VanLoon having since died on June 26, 2015 and pursuant to Letters Testamentary issued in the Circuit Court of Davidson County, Tennessee, (Probate Division) Docket No. 15P1392 the said Dale Phillips and Todd Richards has been given authority to act on behalf of the seller as Co-Executors.

This is the same description used in previous deed of record.

This conveyance is subject to the following:

1. 2016 Taxes, a lien not yet due and payable and assumed by Grantees
2. Restrictions of record in Book 8289, pages 145 and 198, Book 8434, page 447, said Register's Office.
3. Charter and By-Laws of record in Book 8289, page 200 and in Book 8289, page 165, said Register's Office.
4. Easements of record in Book 6835, page 492, Book 7358, page 569 and in Book 9466, page 781, said Register's Office.
5. Deed to HOA of record in Book 8398, page 457, said Register's Office.
6. Any and all matters appearing on the Plan of record in Book 7900, page 242 and in Plat Book 7900, page 287, said Register's Office.

Any and all ☐
This is improved ☒ property, known as **5432 Reagan Run, Antioch, TN 37013**
(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 hand(s) this 16, March, 2016.

Dale Phillips

Dale Phillips, Co-Executor of the Estate of Donald Robert VanLoon

Todd Richards

Todd Richards, Co-Executor of the Estate of Donald Robert VanLoon

STATE OF ~~KENTUCKY~~ ET TN

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Dale Phillips** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the **Executor** of the **Estate of Donald Robert VanLoon** the within named bargainor(s), and as such, executed the foregoing instrument for the purpose therein contained, as **Executor** of the **Estate of Donald Robert VanLoon.**

Witness my hand at office on 16TH, March, 2016.



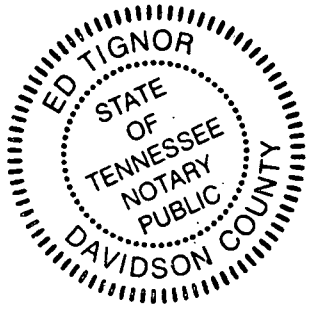
Notary Public. My Commission Expires: 5/8/18

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Todd Richards** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the **Executor** of the **Estate of Donald Robert VanLoon** the within named bargainor(s), and as such, executed the foregoing instrument for the purpose therein contained, as **Executor** of the **Estate of Donald Robert VanLoon.**

Witness my hand at office on 16TH, March, 2016.



Notary Public. My Commission Expires: 5/8/18