RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #01288-3046D

WARRANTY DEED

LEE CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$330,000.00**

Affiant

Subscribed and sworn to before me, this 6th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 1/6/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa A. Telwar	New Owner	172 O5-0B
(NAME)	(NAME)	(MAP)
220 Sterling Oaks Place		109.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027-8294		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Aaron George Lewis and wife, Nicole M. Lewis (formerly known as Nicole Marie Wise), hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Lisa A. Telwar, a single woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Final Plat of Sterling Oaks Phase II of record in Plat Book 11190, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aaron George Lewis and Nicole Marie Wise (now known as Nicole M. Lewis), as tenants in common by Warranty deed from Patricia Zabriskie f/k/a Patricia S. Bray and Dominic Zabriskie married to each other of record in Instrument No. 20100205-0009508 Register's Office for Davidson County, Tennessee, dated January 15, 2010 and recorded on February 05, 2010.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 220 Sterling Oaks Place, Brentwood, Tennessee 37027-8294

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.

BILL GARRETT, Davidson County
Trans:T20160028731 DEEDWARR
Recvd: 04/08/16 12:03 2 pgs
Fees:13.00 Taxes:1221.00
20160408-0033877

Witness my/our hand(s) this 6th day of April, 2016.

Aaron George Lewis

Nicole M. Lewis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Aaron George Lewis and Nicole M. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 6th day of April, 2016.

Notary Public

My Commission Expires: 1/6/2020

