WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 191288-30822

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen J. Williams	New Owner	15001031000
(NAME)	(NAME)	
553 Owendale Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **John Lee Lewis and Marjorie Ann Lewis, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stephen J. Williams, an unmarried man**
, 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. 63 on the plan of Edge-O-Lake, Section 18, of record in Book 4675, Page 84, as amended by instrument of record in Book 5071, Page 711, Register's Office for said County.

Said Lot No. 63 fronts 80.0 feet on the westerly margin of Owendale Drive and extends back 151.40 feet on the northerly line and 145.66 feet on the southerly line to a dead line in the rear, measuring 80.21 feet theron.

Being the same property conveyed to John Lee Lewis and spouse, Marjorie Ann Lewis , by deed of record in Book 8208 , Page 207 , Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 553 Owendale Dr., 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.

BILL GARRETT, Davidson County
Trans:T20160032322 DEEDWARR
Recvd: 04/20/16 09:33 2 pgs
Fees:13.00 Taxes:562.40
20160420-0038148

Witness my/our hands this 15th day of April, 2016.

John Lee Lewis

Marjorie Ann Lewis

State of Tennessee
County of Davidson

Personally appeared before me John Lee Lewis and Marjorie Ann Lewis, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2016.

Notary Public
My Commission Expires:

File No.: 10545

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017