WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $784,000.00

Affiant

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Steven Jeffrey Katz and Lindsay Anne Katz	New Owner	131 06 0K 001.00
(NAME)	(NAME)	
4205 Hood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seven Hundred Eighty-Four Thousand And No/100 Dollars ($784,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gilbert E. Lewis and Meghan Nicole Lewis, Husband and Wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steven Jeffrey Katz and Lindsay Anne Katz**, 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 Unit A, Hood Place, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Hood Place, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20130530-0054166, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by Co-Administrator's Deed from Joseph F. Bledsoe, Jr. and Gary W. Bledsoe, Co-Administrators Cum Testamento Annexo of the Estate of Monta Harding Bledsoe, Deceased dated April 23, 2013 and recorded April 25, 2013 as Instrument No. 20130425-0041312, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Gilbert E. Lewis and Meghan Nicole Lewis, Husband and Wife by Warranty Deed from HR Properties of Tennessee, a Tennessee general partnership dated

File Number: GRN-163061SSO

BILL GARRETT, Davidson County
Trans:T20160043503 DEEDWARR
Recvd: 05/24/16 11:07 2 pgs
Fees:13.00 Taxes:2900.80
20160524-0051927

November 14, 2014 and recorded November 20, 2014 as Instrument No. 20141120-0106839, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4205 Hood Avenue, 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, has 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 18th day of May, 2016.

Gilbert E. Lewis

Meghan Nicole Lewis

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Gilbert E. Lewis and Meghan Nicole Lewisthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of May, 2016.

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 9/2018

(SEAL)

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