Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $204,900.00.

Affiant

Subscribed and sworn to before me, this 14th day of June, 2016.

Notary Public
My commission expires: 05-19-20

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020

Davidson County DEEDWARR
Recvd: 06/15/16 09:35 3 pgs
Fees:18.00 Taxes:758.13
20160615-0060438

13-1605-132582

Address of New Owner:	Send Tax Bills to:	Tax Information:
Margaret R. Lewis	FCM Home Loans	053-03-0-195.00
1309 Clarke Street	262 Robert Rose Drive Ste 101	
Old Hickory TN 37138	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Keith Black**, unmarried man hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Margaret R. Lewis**, unmarried woman, hereinafter called the Grantees, their successors 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. 187, on the Plan of Section B, Village of Old Hickory, of record in Book 1424, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Keith Black, an individual by deed from TKR Properties, a Tennessee General Partnership composed of Donald R. Swartz and Terry Keller Swartz, dated May 19, 2006, recorded May 22, 2006, of record in Instrument No. 20060522-0059545, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1309 Clarke Street, Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 14th day of June, 2016.

Keith Black

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Keith Black** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 14th day of June, 2016.

State of Tennessee at Large

My Commission expires: 05-19-20

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020

True Copy Certification

I, Ashley M. Morgan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lacey Chumley [Name of Notary], a notary public for this county and state, Ashley M. Morgan [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/28/22

{Notary' Seal}

LACEY CHUMLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-28-22