BILL GARRETT, Davidson County
Trans:T20160064936 DEEDWARR
Recvd: 07/28/16 10:30 2 pgs
Fees:13.00 Taxes:592.00

20160728-0077714

WARRANTY DEED

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,001.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hilda Hill		096-15-0-003.00
(NAME)	(NAME)	
1732 Groveland Ridge Road	Same	
(ADDRESS)	(ADDRESS)	
Columbia, TN 38401		
(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, , **Jozef Kaslikowski, Executor for the Estate of Betty Fay Lewis,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hilda Hill,** 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:

Tract One: Land in Davidson County, Tennessee, being Lot No. 908 on the Plan of "Cloverhill, Section No. XI", of record in Book 2663, Page 26, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 908 front 80 feet o the south side of Lakeland Drive and runs back between lines 486.3 feet, more or less, on the west line and 393.4 feet more or less, on the east line to McCrory Creek, measuring 123 feet, more or less, thereon.

TRACT ONE BEING the same property conveyed to Donald Wilson Lewis and wife, Betty F. Lewis by Warranty Deed from F. E. Stratton, Jr. and wife, Bettie Stratton, dated 12/31/58 and recorded 12/31/58 in Book 2860, Page 405, Register's Office for Davidson County, Tennessee.

The parties were subsequently divorced on 10/8/77, and pursuant to Final Decree of Divorce filed as Docket No. 87369 in the Fifth Circuit Court of Davidson County Tennessee and recorded 11/9/77 in Book 5220, Page 273 in the Register's Office for Davidson County, Tennessee, the subject property was divested out of Donald Wilson Lewis and into Betty Fay Lewis.

TRACT TWO
LAND in Davidson County, Tennessee, being **part of Lot 907** on the Plan of **"Cloverhill Section No. XI"** as of record in Book 2663, Page 26, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the line between Lots 907 and 908, said point being located 150 feet south of the common front corner on Lakeland Drive; thence southwardly along said line, passing a witness line at 14 feet, a total distance of 336 feet, more or less, to a point in the center of McCrory Creek; thence along the center of said creek westwardly 110 feet, more or less, to a point in the easterly margin of Ironwood Drive; thence along the easterly margin of Ironwood Drive northwardly, passing a witness line at 335 feet, a total distance of 343.6 feet,

more or less, to a point; thence easterly 110 feet to the beginning.

TRACT TWO being the same property conveyed to Betty Faye Roberts Lewis by Warranty Deed from Carl W. Rietman and wife, Sarah M. Rietman, dated 7/23/75 and recorded 7/24/75 in Book 4934, Page 877, Register's Office for Davidson County, Tennessee.

The said Betty Fay Lewis (aka Betty Faye Lewis, Betty Faye Roberts Lewis and Betty Fay Roberts Lewis) died testate on 12/30/14, and pursuant to her Last Will and Testament and Order to Probate filed 5/20/15 in Docket No. 15P808 in the Circuit Court for Davidson County, Tennessee (Probate Division), Jozef Kaslikowski was appointed as Executor and also as Trustee for the Trust created under said Will.

unimproved ☐

This is improved ☑ property, known as 3103 Lakeland Drive, Nashville, TN 37214

(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 hands this 19th day of July, 2016.

Jozef Kaslikowski, Executor for the Estate of Betty Fay Lewis

State of Tennessee
County of Sumner

Personally appeared before me Jozef Kaslikowski, Executor for the Estate of Betty Fay Lewis, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of July, 2016.

Notary Public Rebecca Campbell
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018

File No.: 162133