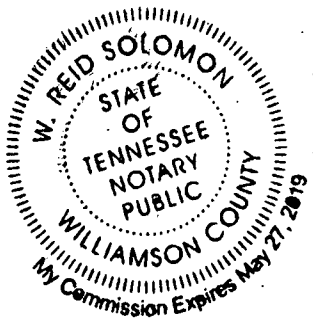
BILL GARRETT, Davidson County
Trans:T20160075445 DEEDWARR
Recvd: 08/30/16 08:40 2 pgs
Fees:13.00 Taxes:2035.00
20160830-0090460



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2016.

Notary Public

My commission expires: 5-27-19

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bridget M. Rice	Bridget Rice	**11802004900**
2411 Elliot Avenue, Unit A	2421 Elliott Avenue	
Nashville, TN 37204	Nashville, TN 37204.	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Michael Lewis and Brent Owens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bridget M. Rice, unmarried

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 on the plan of 2411 Elliott Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, as established by Master Deed of record in Instrument No. 20150527-0048658, Register's Office for Davidson County, Tennessee and shown on Exhibit B attached thereto, to which plan reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Michael Lewis and Brent Owens, from George B. Miller, by Warranty Deed dated March 13, 2015 of record in Instrument No. 20150330-0027430, Register's Office for Davidson County, Tennessee.

*Subject property was never the sole principal residence of said Grantor, spouse, heirs, nor assigns. *

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2411 Elliot Avenue, Unit A Nashville, TN 37204.

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 in 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 hand(s) this 24th day of August, 2016.

Michael Lewis

Brent Owens

Brent Owens

STATE OF TENNESSEE
COUNTY OF Henry

Personally appeared before me, a Notary Public of said County and State, Michael Lewis, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2016.

Elnora Jane Rowlett
Notary Public

ELNORA JANE ROWLETT STATE OF TENNESSEE NOTARY PUBLIC HENRY CO. TN.

My Commission Expires: 11-21-17

STATE OF TENNESSEE
COUNTY OF Henry

Personally appeared before me, a Notary Public of said County and State, Brent Owens, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2016.

Elnora Jane Rowlett
Notary Public

ELNORA JANE ROWLETT STATE OF TENNESSEE NOTARY PUBLIC HENRY CO. TN.

My Commission Expires: 11-21-17