WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160093300 DEEDWARR
Recvd: 10/21/16 14:59 2 pgs
Fees: 13.00 Taxes: 2090.50

20161021-0111685

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $562,000.00

Affiant

Subscribed and sworn to before me this 18th day of October, 2016

Notary Public
My Commission expires: 8/18/17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andrew Lundberg	Security Bank & Trust Company	118021C00200CO
2423 Elliott Avenue	204 West Washington Street	
Nashville, TN 37204	Paris, TN 38242	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael Lewis and Brent Owens**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrew Lundberg and wife, Wendi Lundberg and Matteo Fassio and wife, Fayne Henriquez Franco.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, 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 Number 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 on March 13, 2015, of record in Instrument Number 20150330-0027430, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Master Deed of record in Instrument Number 20150527-0048658, Register's Office for Davidson County, Tennessee.
- Subject to all matters in Book 974, Page 50 and Instrument Number 20150701-0063775, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20151002-0100478 and 20150527-0048658, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2423 Elliott Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 17, 2016.

Brent Owens

Michael Lewis

STATE OF TENNESSEE
COUNTY OF Henry

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Lewis** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 17, 2016

My commission expires 7/18/17

Notary Public

ROSIE U. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
HENRY COUNTY

STATE OF TENNESSEE
COUNTY OF Henry

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brent Owens** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 17, 2016

My commission expires 7/18/17

Notary Public

ROSIE U. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
HENRY COUNTY