WARRANTY DEED

File #16418

BILL GARRETT, Davidson County
Trans: T20160100765 DEEDWARR
Recvd: 11/15/16 12:38 2 pgs
Fees: 13.00 Taxes: 1036.00
20161115-0120344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~284,325.00~~ 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID W. DUNWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nolan Lucas	new owner	-181-01-0A-031.00-CO
(NAME)	(NAME)	
6820 Sunnywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-8564		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Rusty Lewis and Kylie Lewis, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nolan H. Lucas and Patti L. Lucas, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 34 on the Plan of Section One, Sugar Valley of record in Plat Book 9700, Page 374, amended in Plat Book 9700, Page(s) 709 through 711, Inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being the same property conveyed to Rusty Lewis and Kylie Lewis, husband and wife by Warranty deed from Kelly Brown Derrick, married of record in Instrument No. 20130905-0093773 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 05, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 6820 Sunnywood Drive, Nashville, TN 37211-8564

(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.

(DH) 10th
Witness my hand this ~~11th~~ day of November, 2016.

Rusty Lewis

Kylie Lewis by: Attorney in fact

Kylie Lewis by Rusty Lewis, as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Rusty Lewis, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this (DH) 10th day of November, 2016.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rusty Lewis**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Kylie Lewis** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Kylie Lewis**, and is authorized by **Kylie Lewis** to execute this instrument on her behalf.

This the 10th day of November, 2016.

My Commission Expires: 8.4.20

Notary Public

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027