WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160111540 DEEDWARR
Recvd: 12/19/16 14:42 2 pgs
Fees:13.00 Taxes:621.60

20161219-0133171

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

KG
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2016

Janderson
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
Miranda Kammeyer	New Owner	052-01-0-111.00
(NAME)	(NAME)	
261 Neelys Bend Road		052-01-0-110.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, We, **David T. Lewis,** a married man, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Miranda Kammeyer, a single woman,** 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 the "**easterly 3 feet 4 inches of Lot No. 6, all of Lot No. 7, and the westerly one-half of Lot No. 8, Block A, on the Plan of Crittenden Estates**", as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

SAID lot and part of lots adjoin and front together 78 feet 4 inches on the north side of Neely's Bend Road, and run back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to David T. Lewis by Warranty Deed from Federal Home Loan Mortgage Corporation, dated 11/17/05 and recorded 12/8/05 in Instrument Number 20051208-0147627, Register's Office for Davidson County, Tennessee.

Said property is investment property and was not occupied as homestead by grantor.

unimproved ☐

This is improved ☑ property, known as 261 Neelys Bend Road, Madison, TN 37115
(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 7th day of December, 2016.

David T. Lewis

State of Tennessee
County of Sumner

Personally appeared before me David T. 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 7th day of December, 2016.

Notary Public _____
My Commission Expires: _____

File No.: 162350



