STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$250,000.00~~ $215,000.00

Affiant

Subscribed and sworn to before me, this 20th day of March, 2017.

Notary Public

My commission expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

BILL GARRETT, Davidson County
Trans:T20170024787 DEEDWARR
Recvd: 03/23/17 14:29 2 pgs
Fees:13.00 Taxes:795.50
20170323-0028640

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Adam B. Lewis **Kyla E. Lewis**	new owner	**04415013700**
802 Lawrence Street		
Old Hickory, TN 37138		

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,

Jade L. Medders, a married woman

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

Adam B. Lewis and Kyla E. Lewis, husband and wife

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 Lot No. 271, Section A, Village of Old Hickory, of record in Book 1424, page 68, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Jade L. Medders and Tammy L. McGee, joint tenants with rights of survivorship, from Leslie Lynn Jones, unmarried, by Warranty Deed dated May 11, 2009, of record in Instrument No. 20090515-0044917, Register's Office for Davidson County, Tennessee. Jade L. Medders, a single woman, and Tammy L. McGee, as joint tenants with right of survivorship, conveyed their interest to Jade L. Medders, a single woman, by Quitclaim Deed dated August 11, 2015, of record in Instrument No. 20150902-0089261, re-recorded in Instrument No. 20150921-0095893, said Register's Office. Jade L. Medders, a married woman, who acquired title as a single woman, herein joined by her spouse Leigh Erin Hooper, conveyed their interest to Jade L. Medders, a married woman, by Quitclaim Deed dated February 3, 2017, of record in Instrument No. 20170224-0018604, said Register's Office.

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.

Restrictions of record in Book 2029, page 390, said Register's Office.

All matters as shown on the plat of record in Plat Book 1424, page 68, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

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 802 Lawrence Street, Old Hickory, TN 37138.

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 20th day of MARCH, 2017.

Jade L. Medders

LEIGH E. HOOPER BY JLM AS ATTORNEY IN FACT
Leigh E. Hooper
By Jade L. Medders as attorney in fact

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Jade L. Medders, 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 20th day of March, 2017.

Notary Public

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner (DP)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jade L. Medders, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Leigh E. Hooper, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book ___*___, Page _____, in said Register's Office.

Witness my hand and official seal at office, this 20th day of March 2017.

Notary Public

*20170323-0028689

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER