BILL GARRETT, Davidson County
Trans:T20170031678 DEEDWARR
Recvd: 04/17/17 10:37 2 pgs
Fees:13.00 Taxes:1457.80
20170417-0036741

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day April of

Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Return to:
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Waymond L Lewis and Vanessa L Lewis	SAME	173 09 0B 035.00
(NAME)	(NAME)	
4064 Barnes Cove Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ninety-Four Thousand And No/100 Dollars ($394,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Steve Pugh, Jr. and husband, Chris W Parker**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Waymond L Lewis and Vanessa L 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. 17 on the plan of Section Two Barnes Cove of record in Instrument No. 20040604-0065966, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steve Pugh Jr. by Warranty Deed from Bank of New York as Trustee for the CertificateHolders CWALT, Inc. Alternative Loan Trust 2005-49CB Mortgage Pass-Through Certificates, Series 2005-49CB, a corporation organized and existing under the laws of the United States dated April 21, 2008 and recorded May 7, 2008 in Instrument No. 20080507-0046905, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-171877SSO

unimproved ☐

This is improved ☒ property, known as 4064 Barnes Cove Drive, Antioch, TN 37013

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, has 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 our hands this 13th day of April, 2017

Steve Pugh, Jr.

Steve Pugh, Jr.

Chris W Parker, by Steve Pugh, Jr., Attorney in Fact

Chris W Parker, by Steve Pugh, Jr., Attorney in Fact

STATE OF Tennessee

County OF Davidson

I, Angela G. Batson, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Steve Pugh, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th of April, 2017.

Angela G. Batson

Notary Public

My Commission Expires: 11-6-17

(SEAL)

ANGELA G. BATSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 6, 2017

STATE OF Tennessee

County OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Steve Pugh, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of Chris W Parker, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Chris W Parker, by virtue of a Limited Durable Power of Attorney, duly executed.

Witness my hand and official seal, this the 13th of April, 2017.

Angela G. Batson

Notary Public

My Commission Expires: 11-6-17

(SEAL)

ANGELA G. BATSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 6, 2017

File Number: GRN-171877SSO