Bill Garrett Davidson County
Batch# 5178 DEEDWARR
09/27/2017 09:07:44 AM 2 pgs
Fees: $13.00 Taxes: $22.20
20170927-0098775

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Melvin R. Harrington 1930 Graceland Drive Goodlettsville, TN 37072	Melvin R. Harrington 1930 Graceland Drive Goodlettsville, TN 37072	007140-035.00

THIS INDENTURE, made this 22nd day of September, 2017 between

Jerry L. Lewis, Deborah A. Herman and Terry L. Lewis

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Melvin R. Harrington, unmarried

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 91 on the Plan of Grizzard Manor, Section 4, as of record in Book 4675, Page 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Fred H. Lewis and wife, Jo Ann Lewis by Warranty Deed dated 5-8-98 from Sylvia G. Turner, unmarried of record in Book 10928, Page 61, and re-recorded in Book 10952, Page 38, Register's Office for Davidson County, Tennessee. Fred H. Lewis having died on 9/4/13 and Jo Ann Lewis having died on 5/4/17, leaving Jerry L. Lewis, Deborah A. Herman and Terry L. Lewis as their sole heirs.

Affidavit of Heirship of record in Instrument Number 20170927-0098774, Register's Office for Davidson County, Tennessee.

This is ( ) improved (X) unimproved property known as: 0 Graceland Drive (Lot 91), Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2017 real property taxes which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hands and seals the day and year first above written.

Jerry L. Lewis

Deborah A. Herman

Terry L. Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jerry L. Lewis, Deborah A. Herman and Terry L. Lewis, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 22nd day of September, 2017.

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $6,000.00.

Affiant

Sworn to and subscribed before me, this 22nd day of September, 2017.

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County