WARRANTY DEED

Bill Garrett Davidson County
Batch# 7811 **DEEDWARR**
10/03/2017 12:44:46 PM 2 pgs
Fees: $13.00 Taxes: $1,285.38

20171003-0101276

STATE OF TENNESSEE NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]7,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/6/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew W. Lewis	USAA Federal Savings Bank (USAA FSB)	702 15 0 317.00
(NAME)	(NAME)	
205 McKennell Drive	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Antonio, TX 78288-0544	
(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, WE, **Margaret E. Digiulio and Christopher A. Lord, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew W. Lewis**, **an unmarried man,** 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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot 63 on the Plan of Brownsville, as of record in Plat Book 21, page 9, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson & Pleasant Engineering Company, dated November 3, 1966 as follows:

Beginning at a point in the center line of McKinnel Avenue at the northwest corner of the property conveyed to Clyde A. Morgan, of record in Book 965, page 399, said Register's Office; thence with said Morgan's westerly line South 1 deg. 05' East 300 feet; thence North 86 deg. 45' West 81 feet to an iron pin; thence North 2 deg. 00' East 300 feet to the center line of McKinnel Avenue; thence with the same easterly 65 feet to the beginning.

Being the same property conveyed to Margaret E. Digiulio and Christopher A. Lord, wife and husband by Warranty Deed from Ryan J. Cabaj and Alexandra Lankey, husband and wife, filed for record 08/05/2014 in Instrument No. 20140805-0070222, Register's Office for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 205 McKennell Drive, Nashville, TN 37206
(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 our hands this 28th day of September, 2017.

Margaret E. Digiulio

Christopher A. Lord by Mark attorney in fact
By: Margaret E. Digiulio, Attorney in Fact

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Margaret E. Digiulio with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Christopher A. Lord and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.
In Witness Whereof, I have hereunto set my hand and official seal.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public: Shannon Philbin
My Commission Expires: 5/6/2019

STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee

County of Davidson

On this 28th day of September, 2017, before me, a Notary public in and for said County and State, personally appeared Margaret E. Digiulio, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin
My Commission Expires: 5/6/2019