Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Patrick Kelly Lewis, II **2047 24th Avenue South** **Nashville, TN 37212**	**104-11-0-330.00**	**Patrick Kelly Lewis, II** **2047 24th Avenue South** **Nashville, TN 37212**
This instrument prepared by: BRADLEY ARANT BOULT CUMMINGS LLP 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SAM J. LEWIS, JR.** (the "***Grantor***"), has bargained and sold, and by these presents does transfer and convey to **PATRICK KELLY LEWIS, II** (the "***Grantee***"), an unmarried person, Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This is improved property known as 2047 24th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein as shown in EXHIBIT B attached hereto.

Bill Garrett Davidson County
Batch# 7857 DEEDWARR
10/03/2017 02:22:25 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50

20171003-0101348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant 10/2/2017

Subscribed and sworn to before me this 2nd day of October, 2017.

CAROL A. WILSON STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

Notary Public
My Commission Expires: 7-6-2020

7/4054960.1

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this General Warranty Deed this 28th day of September 2017.

SAM J. LEWIS, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared SAM J. LEWIS, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the he executed the within instrument for the purposes there in contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 28th day of September, 2017.

Carol A. Wilson
Notary Public

My Commission Expires:
7-6-2020

CAROL A. WILSON
STATE OF TENNESSEE
NOTARY
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

EXHIBIT A

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 105, as shown on the map entitled Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of said lot fronts 50 feet on the west side of 24th Avenue South and extends back westerly between parallel lines 160 feet in an alley in the rear.

Being the same property conveyed to Sam J. Lewis, Jr., by deed from Patrick K. Lewis, II, of record in Instrument No. 20170214-0015415, Register's Office for Davidson County, Tennessee.

NOTE: **The property described above is not now, nor has it ever been the principal residence of the Grantor.**

EXHIBIT B

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for 2017.

2. Matters shown on the Plan of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.