Bill Garrett Davidson County
Batch# 19703 DEEDWARR
10/31/2017 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20171031-0111474

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
17-1576TN

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00.

Jesse Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of September, 2017.

Carrie Ann Porter
Notary Public

Commission Expiration: 9-22-2020

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Gina Lewis and Jesse Lewis 805 Fowler Street Old Hickory, TN 37138	SAME AS NEW OWNER	044 14 0 091.00

WARRANTY DEED

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 ACKNOWLEDGED, I, **Susan E. Lewis, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gina Lewis and Jesse Lewis, wife and husband,** 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:

Property known as 805 Fowler Street Old Hickory, TN 37138, County of Davidson to wit:

Being Lot 76 on the Map of Rolling Green Subdivision, Section 1, as of record in Book 1424, Page 76, Register's Office for said County.

Said Lot No. 76 fronts 88 feet on the easterly side of Fowler Street and runs back between parallel lines 172.5 feet to a deed line.

Being the same property conveyed to Susan E. Lewis by deed from Tamara A. Davis dated 04/2/1999 filed and recorded 05/19/1999 of record in Book 11484, Page 656, said Register's Office.

Tax Map and Parcel ID is as follows 044 14 0 091.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 805 Fowler 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 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 my hand this 29th day of September, 2017.

Susan E. Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2017, before me personally appeared **Susan E. Lewis**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of September, 2017.

CARRIE ANN PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

Carrie Ann Porter
Notary Public
Commission Expiration:

True Copy Certification

I, **Chasity Petty**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Chasity Petty

Chasity Petty

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Chasity Petty** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: 3/31/2020

