Bill Garrett Davidson County
Batch# 21174 DEEDWARR
11/02/2017 10:57:49 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20171102-0112527

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

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

Notary Public
My commission expires: 12/7/21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
The MC2 Group, Inc. 639 E. Main Street Hendersonville, TN 37075	New Owner	106-13-0-042.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerry Wayne Lewis, married,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **The MC2 Group, Inc., a Tennessee Corporation,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 64 on the Map of Section One, Woodycrest, as of record in Book 1835, page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Delma Ray Reece and wife Dorothy Jean Reece by deed from Robert J. Kleiser, III, and wife, Stella Lee Kleiser dated August 9, 1967 of record in Book 4161, page 609, Register's Office for Davidson County, Tennessee. The same Dorothy Jean Reece died on or about July 27, 2009. The same Delma Ray Reece died testate on March 22, 2013. The estate of the same was administered in the Seventh Circuit Court for Davidson County, Tennessee Probate Division Case No. 13P641. Said Last Will and Testament for Delma Key Reece was found of record as Instrument No. 20140325-0024415, Register's Office for Davidson County, Tennessee. The subject tract was devised to Jerry Wayne Lewis.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **2005 Rosemary Lane, Nashville, TN 37210.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 1835, page 25; (2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4246, page 135; All of record in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 31st day of October, 2017.

Jerry Wayne Lewis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerry Wayne Lewis,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 31st day of October 2017.

Notary Public

My Commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

FILE NO: 2017095538