NEW OWNER:

Scott E. Lewis
3625 Ocean Drive South
Jacksonville Beach FL 32250

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0675 FR

Parcel 071-11-0-255.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 31701 **DEEDWARR**
11/30/2017 10:54:20 AM 3 pgs
Fees: $18.00 Taxes: $1,045.25

20171130-0122190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty-Two Thousand Five Hundred and 00/100 Dollars ($282,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ERICK CHARLES, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SCOTT E. LEWIS AND GAYLE C. LEWIS, husband and wife** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Highland Hills Subdivision of record in Plat Book 1130, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erick Charles by Warranty deed from Skyview Property Group, LLC, an active Tennessee limited liability company of record in Instrument No. 20150930-0099326 Register's Office for Davidson County, Tennessee, dated September 28, 2015 and recorded on September 30, 2015.

Being improved property also known as 1431 Stainback Avenue Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 14th day of **November, 2017.**

ERICK CHARLES

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ERICK CHARLES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of **November, 2017.**

NOTARY PUBLIC

My commission expires: 9-8-2020

BRITTANY T. [illegible]
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **282,500.00** .

Danielle Imbaratto

AFFIANT

Sworn to and subscribed to before me this 14th day of **November, 2017.**

NOTARY PUBLIC

My commission expires: 10/6/21

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY