Bill Garrett Davidson County
Batch# 61626 **DEEDWARR**
02/22/2018 01:53:17 PM 2 pgs
Fees: $13.00 Taxes: $1,738.63

20180222-0017019

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $469,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of February, 2018.

NOTARY PUBLIC
My commission expires July 13, 2020

TAMMY SEXTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Camden Hottes and Tabatha R. Pfeiffer (NAME)	Legend's BANK (NAME)	098130C10800CO
1825 Kaylee Meadow Lane (ADDRESS)	310 N. First St. (ADDRESS)	
Hermitage, TN 37076	Clarksville, TN. 37040	

Warranty Deed

For and in Consideration of the sum of $469,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Barbara E. Lewis, married and Holly J. Lewis, married, as tenants in common with the right of survivorship,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Camden Hottes and Tabatha R. Pfeiffer. as Joint Tenants with the Right of Survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 115 on the Plan of Phase Four, Section One, The Meadows of Seven Points of record in Instrument No. 20040227-0022425, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Barbara E. Lewis, married and Holly J. Lewis, married, as tenants in common with the right of survivorship, by deed from Gholam H. Rezaii and wife, Diane M. Rezaii dated February 19, 2016 and recorded as Instrument No. 20160223-0017084, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 1825 Kaylee Meadow Lane, Hermitage, TN 37076.

FILE #: 18-0006

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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. We do covenant with 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, except for those matters appearing of record and real property

taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

THIS CONVEYANCE is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of February, 2018.

Barbara E. Lewis

Holly J. Lewis

Holly J. Lewis

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara E. Lewis and Holly J. Lewis, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of February, 2018.

Notary Public
My Commission Expires: 5-2019

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FILE #: 18-0006