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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 34151-03-2018** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $1,830,000.00.<br>Affiant<br>Subscribed and sworn to before me this 16th day of May, 2018.<br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

# WARRANTY DEED

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| **Address New Owner:**<br>Patrick D. Lewis & Brianna J. Lewis<br>705 Belle Meade Boulevard<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>~~New Owner~~ SunTrust Mortgage, Inc.<br>901 Semmes Ave.<br>Richmond, VA 23224 | **Tax Information:**<br>Map and Parcel No.:<br>130 06 0 021 00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Belle Meade Residential, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick D. Lewis and Brianna J. Lewis, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 705 Belle Meade Boulevard, Nashville, TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 93999 DEEDWARR
05/18/2018 08:27:36 AM 3 pgs
Fees: $18.00 Taxes: $6,771.00

20180518-0047572

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 16th day of May, 2018.

Belle Meade Residential, LLC, a Tennessee limited liability company

BY: _____
Steve G. Fridrich, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Steve G. Fridrich, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Agent of Belle Meade Residential, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of May, 2018.

GEORGE E. MOOTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

_____ Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Subdivision of Lots 18, 19,20, and 21 of Belle Meade Plan No. 2 of record in Plat Book 421, pages 98 and 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 112 feet on the westerly side of Belle Meade Boulevard and runs back between parallel lines 280.7 feet on the south line and 282.3 feet on the north line to the easterly line of Lot No. 8 in said subdivision and is a part of said Lot No. 18.

Being the same property conveyed to Belle Meade Residential, LLC, a Tennessee limited liability company, by deed dated January 18, 2017 from Reuben Bueno, Jr. and Dana Ferry, husband and wife, of record in Instrument No. 20170120-0006528, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 130 06 0 021 00.
2. Belle Meade City taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 06 0 021 00.
3. All matters appearing on the Plan of record as Book 421, pages 98 and 99, Register's Office for Davidson County, Tennessee.