THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:

Bill Garrett Davidson County
Batch# 99879 DEEDWARR
06/04/2018 02:04:02 PM 2 pgs
Fees: $13.00 Taxes: $738.15
20180604-0053083

Grantee:
Ashlee Pippin
122 Larkin Springs Road
Madison, TN 37115

Send Tax Bills To:
new owner

Map & Parcel No.:
04315012300

WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of May, 2018, by and between **Jerry O. Lewis, unmarried**, party of the first part, and **Ashlee Pippin,** unmarried, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED NINETY NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($199,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 of the Reed and Jenkins Subdivision, of record in Plat Book 843, Page 73, in the Register's Office for Davidson County, Tennessee, and being moreparticularly described as follows:

BEGINNING at an iron pin new in the westerly right-of-way line of Larkin Springs Road, said pin being the southeasterly corner of Lot 6 and the northeasterly corner of the herein described;

Thence, with said right-of-way line, S 7 deg. 47 min. 21 sec. W, 49.68 feet to an iron pin new, being the northeasterly corner of Lot 1 of the Larkin Springs Subdivision, of record in Plat Book 5800, Page 178, said Register's Office;

Thence, N 82 deg. 29 min. 38 sec. W, 220.18 feet to an iron pin new in the easterly line of the Turning Point Church Property, of record in Deed Book 1340, Page 91;

Thence, with said line, N 7 deg. 30 min. 22 sec. E, 48.40 feet to an iron pin new at the southwesterly corner of Lot 6 of the Reed and Jenkins Subdivision;

Thence, S 82 deg. 49 min. 35 sec. E, 220.43 feet to the POINT OF BEGINNING and containing 10803 square feet or 0.248 acres, more or less.

Being the same property conveyed to Jerry O. Lewis, unmarried, from Randy Tobitt and wife, Misty Tobitt, and Eric J. Lesueur and wife, Jerri Dawn Lesueur, by Warranty Deed dated August 14, 2009, of record in Instrument No. 20090820-0078294, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Jerry O. Lewis

Jerry O. Lewis

STATE OF TENNESSEE, COUNTY OF Davidson

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

WITNESS my hand and official seal at office, this 31st day of May, 2018.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$199,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of May, 2018.

Notary Public

My commission expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

PROPERTY ADDRESS:
122 Larkin Springs Road
Madison, TN 37115