WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 04/06/20
(AFFIX SEAL)

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

Bill Garrett Davidson County
Batch# 117617 DEEDWARR
07/17/2018 03:46:01 PM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20180717-0069654

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC

File No.: ARK180169TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ruben J. Estevez, a single person	Ruben J. Estevez, a single person	
(NAME)	(NAME)	
1706 B Stewart Place	1706 B Stewart Place	105-11-1G-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Twenty Thousand And No/100 Dollars ($520,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHAEL LEWIS, A SINGLE MAN, AND BRENT OWENS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUBEN J. ESTEVEZ, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit B, on the Plan of 1706 Stewart Place, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1706 Stewart Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170406-0033839, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

BEING a portion of the same property conveyed to Michael Lewis and Brent Owens by Warranty deed from Theodore Dale Dobbins, Sr., a married man of record in Instrument No. 20161027-0113515 Register's Office for Davidson County, Tennessee.

The subject property has never been occupied by either of the sellers or by Brent Owens' spouse.

unimproved ☐
This is improved ☒ property, known as 1706 B Stewart Place, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # R 8448-18-17065

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Michael Lewis and Brent Owens this 5 day of July, 2018

Michael Lewis

Brent Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5 day of July, 2018, before me personally appeared Michael Lewis and Brent Owens to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 5 day of July, 2018.

Commission Expires: 4-10-2022

Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: APRIL 10, 2022