Karen Y Johnson Davidson County
Batch# 145031 DEEDWARR
09/25/2018 12:55:23 PM 2 pgs
Fees: $13.00 Taxes: $1,031.93
20180925-0094938

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,900.00.

Elaine C. Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2018.

K Nixon
Notary Public
MY COMMISSION EXPIRES: 6/21/22
File No. G18-3114

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Equity Trust Company Custodian FBO David W. Richards, IRA (NAME)	New Owner (NAME)	051-04-0-014
625 Gibson Dr. (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN. 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Mark P. Lewis, , and Mitchell D. Lewis Jr., , and Melba J. Lewis, , and Melinda L. White, Devisees of The Estate of Mitchell D. Lewis,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Equity Trust Company Custodian FBO David W. Richards, IRA,** 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:

Two tracts of land in Davidson County, TN, being described as follows:

Tract No. 1 (625 Gibson Drive, Madison, TN): LAND in Davidson County, TN, being Lot No. 1 on the Plan of Canter Heights as of record in Book 2854, Page 51, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being part of the same property conveyed to Mitchell D. Lewis and wife, Mary P. Lewis by Quitclaim Deed dated June 9, 2011 from Mitchell D. Lewis and wife, Mary P. Lewis, Mitchell D. Lewis, Jr., individually and as Trustee; Mark P. Lewis, Melba Joy Lewis and Melinda Leigh White, recorded June 23, 2011, in Instrument Number 20110623-0048103, in the Register's Office of Rutherford County, Tennessee.

The said Mary P. Lewis having since died on October 6, 2011.

The said Mitchell D. Lewis having since died in testate on May 30, 2017. Pursuant to Last Will and Testament as filed of record in Case Number 2017PR-329, Chancery (Probate) Court for Sumner County, Tennessee, said property was devised to Mitchell D. Lewis, Jr, Mark P. Lewis, Melba J. Lewis and Melinda L. White.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2854, Page 51, Register's Office for Davidson County, Tennessee.
2. Easement Deed by Court Order to Quest Communications Company, of record in Instrument Number 2014011-40003779, Register's Office for Davidson County, Tennessee.
3. Easement Deed by Court Order to Quest Communications International Inc., of record in Instrument Number 20120228-8017172,
Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 625 Gibson Drive, Madison, TN 37115.

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

Witness my/our hand(s) this 17th day of September, 2018.

The Estate of Mitchell D. Lewis

By: Mark P. Lewis
Mark P. Lewis

By: Mitchell D Lewis Jr
Mitchell D. Lewis Jr.

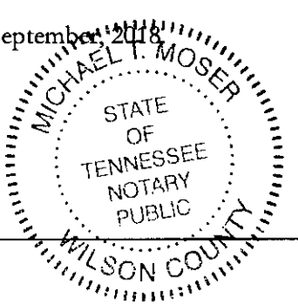
By: Melba J Lewis
Melba J. Lewis

By: Melinda L. White
Melinda L. White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of September, 2018, before me personally appeared Mark P. Lewis, Mitchell D. Lewis, Jr., Melba J. Lewis, Melinda L. White , Devisees of The Estate of Mitchell D. Lewis to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed.

Witness my hand, at office, this 17th day of September, 2018.



Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066