Karen Y Johnson Davidson County
Batch# 145118 DEEDWARR
09/25/2018 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $185.00
20180925-0095067

WARRANTY DEED

File #18353

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/25/22
(AFFIX SEAL)

MARTHA BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Glenn Hall	NEW OWNER	-068-00-0-058.00
(NAME)	(NAME)	
9523 Crabapple Ln	9523 Crabapple Ln	
(ADDRESS)	(ADDRESS)	
Bon Aqua, TN 37025	Bon Aqua, TN 37025	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **William C. Lewis, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Glenn Hall and Jennifer A. Tidwell, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th Civil District of Davidson County, TN, beginning at a point in the center of State Highway No. 12, Burton's S. E. Corner; thence with the center of said highway, N. 85 1/4 E. 78 feet to a point in the center of said highway; thence N 4 1/2 deg. W 900 feet to a stake, thence S 85 182 deg W about 285 feet to a stake in Johnny Weidi's line; thence with Weidi's East line, S 1 deg. E 700 feet to a stake in said line; thence N 85 1/2 deg E with Burton's N line, 200 feet to a stake; Burton's N E corner; thence with Burton's East line, S 4 1/2 deg E 187 1/2 feet to the beginning, containing 5 acres more or less.

LESS AND EXCEPT that part sold to the State of Tennessee by Warranty Deed of record in Book 9441, Page 131, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the existing northerly margin of State Route 12, 34 feet, more or less, from the centerline station 323+59.86; thence, with said existing northerly margin, South 89 degrees 01 minutes 06 seconds West, 78.00 feet to a point in the westerly line of subject tract 34 feet, more or less, from centerline station 324+37.60; thence, with said westerly line of subject tract, North 00 degrees 05 minutes 51 seconds West, 126.04 feet to a point in the proposed northerly margin 160 feet from centerline station 324+35.10; thence, with said proposed northerly margin, North 89 degrees 01 minutes 05 seconds East, 78.96 feet to a point in the easterly line of subject tract 160 feet from centerline station 324+56.14; thence, with said easterly line of subject tract, South 00 degrees 20 minutes 03 seconds West, 126.07 feet to the beginning, containing 1408 square feet and being a portion of the property conveyed to William C. Lewis and Patrick E. Lewis, of record in Deed Book 5537, page 200, in the Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to William C. Lewis by Quitclaim Deed from Patrick K. Lewis, of record in Book 9441, Page 129, in the Register's Office of Davidson County, Tennessee, dated August 8, 1994 and recorded on August 19, 1994.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved X
This is improved property, known as 0 Ashland City Highway, Nashville, TN 37218

(House Number) (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.

Witness my hand this 21st day of September, 2018.

William C. Lewis

STATE OF Georgia

COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **William C. Lewis**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of September, 2018.

My commission expires: April 01, 2019

Notary Public

NIA M WARREN
NOTARY PUBLIC
Putnam County
State of Georgia
My Comm. Expires April 01, 2019

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

True Copy Certification

I, MARTHA BROWN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY