Karen Y Johnson Davidson County
Batch# 151569 DEEDWARR
10/15/2018 04:00:44 PM 2 pgs
Fees: $13.00 Taxes: $518.00
20181015-0102159

THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 2018. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

CONNIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires July 9, 2022

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Melvin Richardson 734 Rowan Drive Nashville, TN 37207	Mortgage Solutions of Colorado, LLC 5455 N. Union Blvd. Colorado Springs, CO 80918	059-10-0 060.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MAE LEWIS, Administratrix for the Estate of Thelma Cardella Johnson Lewis,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **MELVIN RICHARDSON**, an unmarried man, 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 Davidson County, Tennessee, being Lot No. 304, on the Plan of Haynes Manor, Section 2, as of record in Book 3700, page 88,m Register's Office for said County.

SAID Lot No. 304 fronts 69.96 feet on the northerly margin of Rowan Drive and runs back 130 feet on the westerly line and 129.6 feet on the easterly line to a line in the rear, measuring 77.04 feet thereon.

Being the same property conveyed to Jim Lewis and wife, Thelma J. Lewis, by warranty deed at record Book 4214, page 868, Register's Office of Davidson County, TN. Jim Lewis having died and the wife, Thelma J. Lewis, having subsequently died and her estate being subject to probate in the Davidson County Probate Court, Estate of Thelma Cardella Johnson Lewis, Davidson County Probate Case No. 17P1682, Circuit Court of Davidson County, Tennessee. The Probate Court also having approved the contract for sale and authorized this conveyance and Order in the Probate case.

This is improved property known as 734 Rowan Drive, Nashville, Tennessee 37207.

. THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorates and assumed by the Grantee(s); 2) All restrictions of records; 3) all easements of record; 4) all visible easements; 5) All matters appearing on the plan of record; and 6) All applicable government and zoning regulations.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hand this 9th day of October, 2018

Mae Lewis

MAE LEWIS, Administratrix of the Estate
of Thelma Cardella Johnson Lewis

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **MAE LEWIS**, **Administratrix for the Estate of Thelma Cardella Johnson Lewis,**with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of October, 2018.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

Notary Public

My Commission Expires: