WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153110 DEEDWARR
10/22/2018 11:09:04 AM 2 pgs
Fees: $13.00 Taxes: $834.35

20181022-0104473

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,500.00

Michael S Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2018.

Hunter B. Thrasher
Notary Public

MY COMMISSION EXPIRES: 10-26-21

(AFFIX SEAL)

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael S. Warren	New Owners	10808006900
(NAME)	(NAME)	
3325 White Pine Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Lindsey Lewis, a single woman, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Michael S. Warren , unmarried man, hereinafter called the GRANTEE(S), and/or his 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. 227 on the Plan of Larchwood, Section Two, of record in Plat Book 5200, Page 57, 58, 59 and shown on Plat Book 5200, Pages 207 and 208, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lindsey Lewis, a single woman by Warranty Deed from Andres H. Tapia, a married man and wife, Laura Tapia, dated July 15, 2015 and recorded July 23, 2015 of record in Instrument No. 20150723-0072345, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3325 White Pine Drive, Nashville, TN 37214
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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/our hands this 18th day of October, 2018 .

Lindsey Lewis

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lindsey Lewis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of October, 2018.

Notary Public:
My Commission Expires: 7-11-22

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

