WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 167235 DEEDWARR
11/27/2018 10:56:03 AM 2 pgs
Fees: $13.00 Taxes: $843.60

20181127-0115578

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Michael P. Lewis, Sr.	Michael P. Lewis, Sr.	43 - 11 - 57
(NAME)	(NAME)	
201 Myatt Drive	201 Myatt Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20183201

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/we, Jeremy Thompson, a married man hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Michael P. Lewis, Sr., 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 6 on the Plan of Archwood Acres, Section 2, as of record in Book 2331, page 12, Register's Office for said County.

BEGINNING on the Northerly margin of Dupont Avenue at the corner of Lots Nos. 5 and 6; thence with the line between said two lots Northwardly 210.6 feet to the corner of Lots Nos. 5, 6 and 7; thence with the line between said Lots Nos. 6 and 7 Westwardly 215 feet to the Easterly margin of Myatt Drive; thence with same Southwardly 59.73 feet to the beginning of a curve; thence around said curve with a radius of 150.44 feet Southeastwardly 235.51 feet to the Northerly margin of Dupont Avenue; thence with same Eastwardly 63 feet to the beginning.

EXCLUSION:

INCLUDED in the above described tract but specifically EXCLUDED from this conveyance is the following described tract conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Kenneth D. Keel and wife, Elvira Ross Keel in a deed appearing of record in Book 4386, page 678, Register's Office for Davidson County, Tennessee, to-wit:

Being part of Lot No. 6 on the plan of Archwood Acres, Section II, as of record in Book 2331, page 12, Register's Office for said County.

BEGINNING at a point where the lot line between Lot Nos. 6 and 7 intersects the present Westerly margin of Myatt Drive as shown on said plan; thence South 3° 17' West 59.73 feet along the same to the beginning of a curve that has a 150.44 foot radius; thence Southeastwardly 117.20 feet around said curve on the present Westerly margin of Myatt Drive to a point where the present and new relocated Westerly margins of Myatt Drive intersects; thence North 3° 12' West 34 feet along the new relocated Westerly margin of Myatt Drive to a point; thence Northeasterly 139.0 feet along a curve on the new relocated Westerly margin of Myatt Drive to a point on the lot line between Lots 6 and 7 on said plan; thence North 86° 43' West 16.5 feet along said lot line to the point of beginning, containing 3280 square feet, more or less.

BEING the same property conveyed to Jeremy Thompson, a married man, by Warranty Deed from Eric T. Davis, a married man, dated November 9, 2017, and filed of record in Instrument 20171113-0116296, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is Improved ☒ property, known as 201 Myatt Drive, Madison, TN 37115
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of November, 2018

Jeremy Thompson

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeremy Thompson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th of November, 2018.

Notary Public
My Commission Expires:

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Comm. Expires
01-29-2020