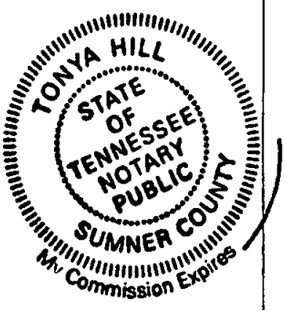
WARRANTY DEED



Karen Johnson Davidson County
Batch# 194808 DEEDWARR
02/13/2019 10:13:30 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190213-0013484

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 200,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 12th DAY OF February2019

Notary Public

MY COMMISSION EXPIRES: 12/26/2022
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Futerer	Same as new owner	053 09 0B0209.00
124 Suth Irena Avenue #A		
Redondo Beach, CA 90277		
(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,WE, ***Keanuenue Kipilii, as the only heir-at-law and Personal Representative of the Estate of Debra D Lewis, a/k/a Debra Kaye Lewis, deceased under Docket No 18P717 in the Circuit Court, Porbate Division, Davidson County, Tennessee at Nashville,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Joel M Futerer, as his sole and separate property,*** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 1116 Pawnee Trail Madison TN 37115.
Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Cumberland Station at Wilson Camp, Section Seven, a plat of record in Instrument No. 200610100125619, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debra D Lewis, unmarried, by Warranty Deed from Phillips Builders, LLC, a Tennessee limited liability company, dated 12/31/2008 and filed for record on 01/05/2009 of record in Instrument No. 20090105-0000703, said Register's Office for said County. The said Debra D Lewis died intestate on February 20, 2018 and by intestate succession said property passed to Keanuenue Kipilii as the only living heir-at-law of the said Debra Kaye Lewis a/k/a Debra D Lewis and by Letters of administration issued to Keanuenue Kipilii through the Estate of Debra Kaye Lewis, deceased under Docket No. 18P727 in the Circuit Court, Probate Division, of Davidson County, Tennessee at Nashville.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (xx) Property, known as **1116 Pawnee Trail, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 on this 12 day of February, 2019.

Keanuenue Kipili, individually and as Personal Representative of the estate of Debra Kay Lewis - Deceased

Keanuenue Kipilii, individually and as Personal
Representative of the Estae of Debra Kay Lewis,
Deceased

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Keanuenue Kipilii** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of February, 2019.

Commission Expires: 3/4/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public