Karen Johnson Davidson County
Batch# 223675 DEEDWARR
04/30/2019 09:17:14 AM 2 pgs
Fees: $13.00 Taxes: $967.55
20190430-0039673

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT190300078

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$261,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
29th day of April, 2019

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Hill	**SAME**	**043-12-0-060.00**
118 Vandiver Drive		**043-12-0-059.00**
Madison, TN 37115		

FOR AND IN 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,

David Reese Lewis, III, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Hill

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:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING known as Lot Nos. 14 and 15 on the unrecorded Map of the Vandiver Subdivision, and described according to a copy of survey made July 1944 by Ewell Anderson, Surveyor as follows:

BEGINNING at a point in the northeasterly margin of Vandiver Drive, at the corner of Lots 15 and 16; thence with the line between said lots, northeasterly 199.8 feet to the lower water mark of the Cumberland River; thence down said River, southeasterly 100.2 feet to the corner of Lot No. 13; thence with the line between Lots No. 13 and 14, southwesterly 214 feet to the northeasterly margin of Vandiver Drive; thence with the same 100 feet to the point beginning.

BEING the same property conveyed to David Reese Lewis III, a married man, by Warranty Deed from C & C Residential Properties, Inc., dated 1/8/19 and recorded 1/10/19 in Instrument No. 20190110-0002693; and the same property previously conveyed to C & C Residential Properties, Inc. by Warranty Deed from Maria Andruschenko and husband, Jeff Thornhill, dated 12/15/17 and recorded 12/20/17 in Instrument No. 20171220-0129490; and previously conveyed to Maria Andruschenko, married, by Warranty Deed from Donald Prosser and wife, Viola Prosser, dated 6/6/07 and recorded 6/8/07 in Instrument No. 20070608-0068879, Register's Office for Davidson County, Tennessee.
This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **118 and 120 Vandiver Drive, Madison, TN 37115**
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 our hands this 29th day of April, 2019.

David Reese Lewis, III

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 David Reese Lewis, III 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 at Nashville, Tennessee, this 29th day of April, 2019.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022