WARRANTY DEED

Karen Johnson Davidson County
Batch# 241297 DEEDWARR
06/11/2019 09:33:36 AM 2 pgs
Fees: $13.00 Taxes: $995.30

20190611-0055857

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $269,000.00.

Affiant

Subscribed and sworn to me on 06/07/19.

NOTARY PUBLIC
My Commission Expires: 3-1-2023

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PERRY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William Lewis 7252 Hwy 70S #1504 Nashville, TN 37221	Pinnacle Bank 1125 Ocean Ave Lakewood NJ 08701	142070F08500CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael Cleary, Executor of the Estate of William F. Cleary, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto William Lewis, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 85 of BELLEVUE COMMONS TOWNHOMES, CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, et seq., as established by Master Deed recorded in Instrument No. 20000700071772, re-recorded in Instrument No. 200008280084760 as amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed by Warranty Deed from Mark Gogel and wife Kim Lankford Gogel to William F. Cleary, a single man, as recorded on the 26th day of May, 2017 in Instrument No. 20170526-0052773 and Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership to Kim Lankford, as recorded on the 16th day of March, 2001 in Instrument No. 20010316-0025585, in the Register's Office of Davidson County, Tennessee.
>
> The said William F. Cleary died on 08/31/2018, appointing Michael Cleary as the Executor, as evidenced by his Last Will and Testament filed by Probate under Docket No. 18P1675, Probate Court Clerk's Office for Davison County, Tennessee.
>
> This is improved property known as 7252 Hwy 70S #1504, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 this 06/07/19.

Estate of William F. Cleary

By: Michael Cleary, Executor

STATE OF Ohio
COUNTY OF Franklin

On June 6, 2019, before me, the undersigned Notary Public, personally appeared Michael Cleary, known to me (or proved to me on the basis of satisfactory evidence), to be the executor of the Estate of William F. Cleary, the within named bargainor, and that he as such executor executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate of William F. Cleary, by himself as such executor.

Witness my hand and official seal on 06/6/19.

NOTARY PUBLIC

Seth D. Preisler - Attorney at Law
Notary Public - State of Ohio
My Comm. Does Not Expire - O.R.C. 147.03

My Commission Expires:

NOTARIAL SEAL • OHIO • STATE OF OHIO