NEW OWNER:

ANTOINETTE LEWIS
3001 HAMILTON CHURCH, UNIT 200
ANTIOCH, TN 37013

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-1469

Map 163
Group 4, Control Map A
Parcel 200.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 308502 DEEDWARR
10/30/2019 11:27:30 AM 4 pgs
Fees: $23.00 Taxes: $628.63
20191030-0111391

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars ($169,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **AMY L. LEE, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ANTOINETTE LEWIS and TODD LEWIS, wife and husband**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Unit No. 200, Declaration and Covenants, Conditions and Restrictions, Establishing the Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, as amended, in the Register's Office for Davidson County, Tennessee, to which Declaration specific reference is hereby made for a more particular description of said property, together with the common elements and limited common elements appurtenant thereto.

Being the same property conveyed to AMY L. LEE by Quitclaim Deed from Houston Raby and wife, Linda L. Raby, dated November 26, 2015, and of record in Instrument No. 20151214-0125712, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3001 HAMILTON CHURCH, UNIT 200, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20040212-0016945, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 24th day of October, 2019.

Amy L. Lee

AMY L. LEE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **AMY L. LEE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of October, 2019.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$169,900.00** .

AFFIANT

Sworn to and subscribed to before me this 24th day of October, 2019.

NOTARY PUBLIC

My commission expires: 10/17/21

LAUREN JONES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER