WARRANTY DEED

Karen Johnson Davidson County
Batch# 314673 DEEDWARR
11/12/2019 03:43:09 PM 2 pgs
Fees: $13.00 Taxes: $614.16

20191112-0116666

A-BMR-19-1409-2

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,988.00.

Taylor L Ewin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Taylor L Ewin	**Regions Bank d/b/a Regions Mortgage**	
(NAME) **1409 Quail Run**	(NAME) **P.O. Box 200401**	**108-08-0E-003.00-CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Florence, SC 29502-0401**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANICE R. LEWIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLOR L EWIN, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 3, Lot No. 67 on the Plan of Phase 6, Lots 25 through 68, inclusive, Section Three, Quail Valley of record in Plat Book 5800, Pages 127 and 128, revised in Book 5800, Page 204, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Quail Valley Phase VI Condominium, a horizontal property regime established by Master deed of record in Book 5970, page 828, amended in Book 6081, page 130, said Register's Office.

Being the same property conveyed to Janice R. Lewis, unmarried by Warranty deed from Jeanne M. Zanussi Taylor and husband, Timothy J. Taylor of record in Instrument No. 20020416-0046972 Register's Office for Davidson County, Tennessee, dated April 10, 2002 and recorded on April 16, 2002.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page (s) 127 and 128, revised in Book 5800, Page 204, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 5970, Page 825, and Book 4800, Page 254, Book 5970, Page 828, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5931, Page 506, in the Register's Office for Davidson County, Tennessee.
- Charter for the Homeowners Association for Quail Valley of record in Book 6371, Page 105 and Book 7872, Page 35, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Book 6002, Page 537, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1409 Quail Run, Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8 DAY OF NOVEMBER, 2019.

Janice R. Lewis by Derek Gerstenschlager as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEREK GERSTENSCHLAGER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JANICE R. LEWIS, and who acknowledged he/she/they executed the same as the free act and deed of the said JANICE R. LEWIS.

Witness my hand and official seal, this the 8th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212