Karen Johnson Davidson County
Batch# 336914 DEEDWARR
12/31/2019 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $708.55
20191231-0135154

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF December 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 12/15/21

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric D. Moore and Patience M Barton Moore	New Owner	
(NAME)	(NAME)	07003001400
2513 Shreeve Ln.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, I, **Rosemary R Lewis, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric D. Moore and Patience M Barton Moore** , HEREINAFTER CALLED THE GRANTEE, 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, being Lot No.86 on the Plan of Haynes Heights, Section II, as of record in Book 2331, Page 58 and 59, Register's Office for said County.

Said Lot No. 86 fronts 118 feet on the easterly side of Shreeve Lane and runs back 340 feet on the north line and 351.2 feet on the south line to a dead line, measuring 119.6 feet thereon.

Being the same property conveyed to Rosemary R. Lewis by virtue of that certain Quit Claim Deed dated August 28, 1975, and being of record at Book 4947, Page 50 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Willis E. Lewis, Jr. and Rosemary R. Lewis by virtue of Warranty Deed dated March 2, 1959 at Book 2879, Page 359 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2331, Page 58 and 59, Charter recorded at Instrument No. 20171019-0106925, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 2513 Shreeve Lane Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 27 day of December, 2019.

Rosemary R Lewis by Willis Calvin Lewis, Attorney-In-Fact

Rosemary R Lewis, by Willis Calvin Lewis, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of December, 2019, before me personally appeared Willis Calvin Lewis, 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 Rosemary R Lewis, and who acknowledged that he executed the same as the free act and deed of Rosemary R Lewis, pursuant to the Limited Power of Attorney, of record in the Davidson County Register of Deed's Office for the State of Tennessee at Instrument Number 201912310135153.

WITNESS my hand and official seal at office this 27 day of December, 2019.

GENEVA J DORSEY
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/21

Notary Public
My Commission Expires: 01/31/21

GENEVA J DORSEY
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Willis Calvin Lewis, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-305(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Rosemary R Lewis, the principal.

This 27 day of December, 2019.

Willis Calvin Lewis

Willis Calvin Lewis

Sworn to and subscribed before me by Willis Calvin Lewis this 27 day of December, 2019.

Notary Public
My Commission Expires 01/31/21

GENEVA J DORSEY
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/21

GENEVA J DORSEY
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/21

True Copy Certification

I, **Jennifer Pennell,** 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 Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022