THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 358169 DEEDWARR
02/13/2020 03:10:30 PM 5 pgs
Fees: $28.00 Taxes: $1,197.69
20200213-0016817

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Jason B. Trotter and Melissa J. Trotter 2514 Colfax Drive Murfreesboro, TN 37129	same as new owner	071-11-0-255.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SCOTT E. LEWIS AND GAYLE C. LEWIS, HUSBAND AND WIFE,** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **JASON B. TROTTER AND MELISSA J. TROTTER, HUSBAND AND WIFE** ("Grantee" herein), her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2019 and subsequent years real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 10th day of February, 2020.

SCOTT E. LEWIS

GAYLE C. LEWIS

STATE OF FLORIDA)
COUNTY OF St Johns)

Before me, Anastasia King, a Notary Public of the State and County aforesaid, personally appeared **SCOTT E. LEWIS AND GAYLE C. LEWIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Ponte Vedra Beach, this 10th day of February, 2020.

ANASTASIA KING
Commission # GG 345163
Expires June 13, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

My Commission Expires: 6/13/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$323,700.00**

ANASTASIA KING
Commission # GG 345163
Expires June 13, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Sworn to and subscribed before me this 10th day of February, 2020.

Notary Public

My Commission Expires: 6/13/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$323,700.00**

Sworn to and subscribed before me this 12th day of February, 2020.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Highland Hills Subdivision, of record in Plat Book 1130, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SCOTT E. LEWIS AND GAYLE C. LEWIS, HUSBAND AND WIFE, by deed from ERICK CHARLES, UNMARRIED, of record as Instrument No. 20171130-0122190, dated November 14, 2017, said Register's Office.

True Copy Certification

I, **PAUL F. SOPER**, 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 DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

