WARRANTY DEED

Karen Johnson Davidson County
Batch# 423561 DEEDWARR
06/23/2020 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $751.10
20200623-0067446

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $203,000.00.

Affiant

Subscribed and sworn to me on June 18, 2020.

NOTARY PUBLIC

My Commission Expires:

KELSEY RENEE HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 08, 2024

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33588

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Erin L. Sparks 7230 Althorp Way, Apt #W 11 Nashville, TN 37211	F&M Bank 50 Franklin Street Clarksville, TN 37040	172-12-D-461.00 CO

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, Patrick Lewis and wife, Lauren G. Lewis, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Erin L. Sparks, unmarried woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. W-11 as shown on Exhibit B1 & B7 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Patrick Lewis, a single man by Deed from Chase Stejskal, married, of record in Instrument No. 20170307-0022351, Register's Office for Davidson County, Tennessee, dated March 6, 2017 and recorded on March 7, 2017.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7230 Althorp Way, Apt #W 11, Nashville, TN 37211.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Lauren G. Lewis, wife of Patrick Lewis, is executing this Instrument in order to convey any and all marital interest she may have in the subject property.

WITNESS my/our hand(s) this 18th day of June, 2020.

Patrick Lewis

Lauren G. Lewis

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 18, 2020, before me personally appeared Patrick Lewis and Lauren G. Lewis to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 18, 2020.

NOTARY PUBLIC

My Commission Expires: 5/2/22

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Andrew Nathaniel Byerly, 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 Georgia

County of Gwinnett

Personally appeared before me, Evelyn Grunfelder, a notary public for this county and state, Andrew Nathaniel Byerly 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: 10-15-2022
Notary' Seal (if on paper)

EVELYN GRUNFELDER NOTARY PUBLIC LUMPKIN COUNTY GEORGIA EXPIRES October 15, 2022