# WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

Karen Johnson Davidson County
Batch# 445414 **DEEDWARR**
07/29/2020 10:53:06 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20200729-0083362

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Mike LaBorg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2020

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Mike LaBorg | Mike LaBorg | 7-14-9 |
| (NAME) | (NAME) | |
| P O BOx 718 | P O BOx 718 | |
| (ADDRESS) | (ADDRESS) | |
| Greenbrier, TN 37073 | Greenbrier, TN 37073 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20202009 |

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/we, **Jerry L. Lewis and Terry L. Lewis and Deborah A. Herman** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mike LaBorg**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 92 on the Plan of Grizzard Manor, Section 4, of record in Book 4675, page 156, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Fred H. Lewis and wife, Jo Ann Lewis by Warranty Deed from Benny R. Robertson, unmarried and Lanna Robertson, unmarried, dated March 1, 1995 and filed of record in Book 9610, page 220, Register's Office for Davidson County, Tennessee. The said Fred H. Lewis pre-deceased Jo Ann Lewis, having died on or about September 4, 2013, leaving the said Jo Ann Lewis, the surviving tenant by the entirety and sole owner of said land. Jo Ann Lewis died intestate on or about May 4, 2017, a citizen and resident of Davidson County, Tennessee, survived by three children, Jerry L. Lewis, Deborah A. Herman and Terry L. Lewis.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 4872, page 893, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1920 Graceland Drive, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of July, 2020

Jerry L. Lewis

Terry L. Lewis

Deborah A. Herman

STATE OF Tennessee )
County OF Robertson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jerry L. Lewis and Terry L. Lewis and Deborah A. Herman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of July, 2020.

Notary Public
My Commission Expires.

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
June 22, 2021