WARRANTY DEED

Karen Johnson Davidson County
Batch# 590391 **DEEDWARR**
03/11/2021 01:52:11 PM 2 pgs
Fees: $13.00 Taxes: $8,214.00

20210311-0032540

W-SB-VRES-21-3712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CRYSTY W. IVEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-08-2022

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)
Susan B. Dean and Gary H. Dean, Jr.	New Owner	
(NAME)	(NAME)	
3712 Richland Ave.		**104-09-0-066.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **THOMAS R. LEWIS AND WIFE, TERRI LYNN LEWIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUSAN B. DEAN AND GARY H. DEAN, JR., WIFE AND HUSBAND,** 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 Lot No. 167 and the Easterly 15 feet of Lot No. 169 of Block No. 8, Division "A" on the plan of Richland Realty Company's property.

Said plan is of record in Book 161, page 151, Register's Office for said County, and shows said property divided unto blocks, but does not show the subdivision of the blocks into small lots. According to a printed copy of an unregistered plan subdividing said blocks into lots, said Lot No. 167 and the Easterly 15 feet of Lot No. 169 front together 65 feet on the Northerly side of Richland Avenue and run back between parallel lines 192.5 feet to an alley, the Easterly line being 350 feet West of the Westerly margin of Craighead Street.

Being the same property conveyed to Thomas R. Lewis and wife, Terri Lynn Lewis by Warranty Deed from Julia J. McCown, unmarried of record in Instrument No. 20100224-0014114 Register's Office for Davidson County, Tennessee, dated February 18, 2010 and recorded on February 24, 2010.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 161, Page 151, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3712 Richland Ave., Nashville, Tennessee 37205**.

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 10th DAY OF MARCH, 2021.

X _____
Thomas R. Lewis

X _____
Terri Lynn Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS R. LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of March, 2021.

_____
Notary Public
My Commission Expires: April 6, 2024
(SEAL)

KERI A. FARRIS
Notary Public-State at Large
KENTUCKY - Notary ID # KYNP3945
My Commission Expires 04-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRI LYNN LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of March, 2021.

_____
Notary Public
My Commission Expires: April 6, 2024
(SEAL)

KERI A. FARRIS
Notary Public-State at Large
KENTUCKY - Notary ID # KYNP3945
My Commission Expires 04-06-2024

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