This Instrument Prepared By:
Douglas A. Grace
Kelly, Grace, Cox
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
131-7A-13	Timothy Monroe Stewart 4233 Jamesborough Place Nashville, TN.	New Owner BOOK 5738 PAGE 512
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
16DA-40109	4233 Jamesborough Place	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAMES C. McCANLESS, JR., and wife, NANCY GAFFORD McCANLESS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TIMOTHY MONROE STEWART

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 on the Plan of Hillsborough Place, Phase II, as of record in Book 5200, page 42 and revised in Book 5200, page 160, Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James C. McCanless, Jr., by deed from James C. McCanless and wife, Barbara Jean Little McCanless, as of record in Book 5647, page 879.

This conveyance is made subject to all setback lines, easements, including sewer easements as shown on the Plan of record in Book 5200, page 42, as revised in Book 5200, page 160 and restrictions of record in Book 5151, page 50, Book 5240, page 165 and Book 5292, page 134.

This conveyance is made further subject to the Charter and By-Laws of Hillsborough Place Cooperative Cooperation, as of record in Book 5342, page 928.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1981 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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 hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of April, 1981.

Nancy Gafford McCanless

James C. McCanless, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5738 PAGE 513

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Nancy Gafford McCanless
Nancy Gafford McCanless
the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this, the 28th day of April, 19 81.

My commission expires: 4/18/82

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named
James C. McCanless, Jr.
the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 28 day of April, 1981.

My commission expires: 4/18/82

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS:
$ 117,500.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 81

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

G 3 9 4 1 0

IDENTIF. REFERENCE

APR 28 3 25 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JAMES C. McCANLESS, JR.

AND WIFE, NANCY GAFFORD McCANLESS

TO

TIMOTHY MONROE STEWART

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires:

Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5738 PAGE 514

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

117500.00- CO
305.50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 312.00-
2700A04/28/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 9 4 1 0

IDENTIF. REFERENCE

APR 28 3 25 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 819104