WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/03 13:47 2pgs
Fees:13.00 Taxes:688.94

20030424-0055215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,902.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad A. Wilson	Brad A. Wilson	91-15-170
(NAME)	(NAME)	
5107 Elkins Drive	5107 Elkins Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, C David Stewart and wife, Jackie M Stewart and Curtis Lee Conroy, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brad A. Wilson, a single man, and Sarah K. Wright. a single woman, as joint tenants with the right of survivorship, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Blair Realtors, Inc., Subdivision, being a Re-subdivision of Two Lots in the 1st Civil District of record in Plat Book 5190, Page 371, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Curtis Lee Conroy, ½ undivided interest, by QuitClaim Deed from C. David Stewart and wife, Jackie M. Stewart, of record in Book 10803, Page 870, Register's Office for Davidson County, Tennessee. Also the same property conveyed to C. David Stewart and wife, Jackie M. Stewart, by Warranty Deed from Andy Ray Work, of record in Book 10134, Page 216, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Jackie M. Stewart by C. David Stewart as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20030424-0055214 in the Register's Office for * County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5107 Elkins Drive, Nashville, TN 37209

(House Number) (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 we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 17th day of April, 2003.

Curtis Lee Conroy

C. David Stewart

Jackie M. Stewart
By: C. David Stewart as Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. David Stewart with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of April, 2003.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of April, 2003, before me personally appeared C. David Stewart, the person who executed the foregoing instrument on behalf of Jackie M. Stewart, and acknowledged that he executed the same as the free act and deed of the said Jackie M. Stewart, through Power of Attorney granted C. David Stewart by the said Jackie M. Stewart.

Witness my hand and official seal at Nashville, Tennessee this 17th day of April, 2003.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis Lee Conroy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of April, 2003.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
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