03

Realty Title 78-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/04 10:17 2pgs
Fees:13.00 Taxes:277.13

20040430-0049186

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/14/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty J. Ortega	1st Trust Bank For Savings	150-3-116
(NAME) 3110 Justin Towne Court	(NAME) P.O. Box 17257	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Memphis, TN 38187-0257	
(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, Tammy L. Stewman, F.K.A. Tammy L. Baggett and husband Mark Stewman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty J. Ortega, _____ 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. 29A, Zone Lot division of Lot 29, on the Plan of Justin Towne, Section II, of record in Plat Book 5200, Page 459, and amended in Plat Book 5800, page 321, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tammy L. Baggett, by deed of record in Book 10050, Page 403, Register's Office for Davidson County, Tennessee. Tammy L. Baggett being one and the same as Tammy L. Stewman.

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

Mark Stewman joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 3110 Justin Towne Court, Antioch, TN 37013

(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.

APR-21-2004 13:19 ADVANTAGE TITLE 615 777 2015 P.07/09

Witness our hands this 21st day of April, 2004.

Tammy L. Stewman

Tammy L. Stewman

Mark Stewman

Mark Stewman

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 Tammy L. Stewman and Mark Stewman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of April, 2004.

Commission expires: May 30, 2007

KRISTIN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires MAY 30, 2007