WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/05 08:39 2 pgs
Fees:13.00 Taxes:388.50

20050303-0023272

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Carrie Tiesler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~November 29, 2006~~ 7/29/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

H-2064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Reist	New Owner	083-13-0 062.00
(NAME)	(NAME)	
108 South 14th Street	408 Avandale Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37206	
(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, Thomas E. Stewart, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel Reist and wife, Sari Reist, 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. 16 on the Map of Spring Park Subdivision, of record in Book 57, Page 134, Register's Office for said county, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thomas E. Stewart and wife, Naomi Corrine Stewart by deed from James E. Stewart and wife, Linda G. Stewart of record in Book 5219, Page 50, Register's Office for Davidson County, Tennessee. Naomi Corrine Stewart having since died leaving property vested to Thomas E. Stewart as surviving spouse. Thomas E. Stewart remarried Betty Jo Stewart and then divorced her as evidenced in the Divorce Decree Docket No. 01D-377, Circuit Court for Davidson County, Tennessee. Betty Jo Stewart quitclaimed all of her to interest to Thomas E. Stewart of record in Instrument No. 20010424-0040270, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 108 South 14th Street, Nashville, TN 37211

(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 my hand this 28th day of February, 2005.

Thomas E. Stewart

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 Thomas E. Stewart, unmarried the bargainor(s), with whom I am personally acquainted for proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of February, 2005.

Commission Expires: 11/25/2007

Darlene Short
Notary Public



RETURN TO:

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212