WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2005.

Notary

MY COMMISSION EXPIRES: September 22, 2007

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/23/05 08:22 2 pgs
Fees:13.00 Taxes:423.28
20050923-0114235

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Stewart	William F. Stewart	
(NAME)	(NAME)	
2820 Solon Drive	2620 Solon Dr.	83-4-267
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20052519

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, **I, Betty Mince**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **William F. Stewart and wife, Alissar H. Stewart**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2620 Solon Dr., Nashville, TN 37206

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st day of September, 2005.

Betty Mince

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal at Springfield, Tennessee this 21st day of September, 2005.

Commission expires:

VICKI COSTLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 1/28/06

Notary Public

EXHIBIT A

LAND in Davidson County, being Lot No. 11 on the Plan of Rosebank Terrace, Section II, of the record in Book 5210, Page 31, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Property known as: 2620 Solon Drive, Nashville, Davidson County, Tennessee, 37206.

BEING the same property conveyed to Betty Mince by Quitclaim Deed from Lisa Taylor and David Bradley dated September 9, 1999 of record in Instrument Number 200209160112323, Register's Office for Davidson County, Tennessee.

BM