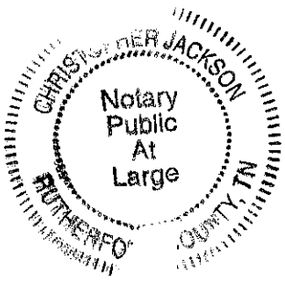
File No. 260700197

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: Aug-29, 2007

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/07/06 10:26 2 pgs
Fees:13.00 Taxes:617.90
20060807-0096219

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane Elizabeth Tanksley	Jane Elizabeth Tanksley	075-12-0-B-054.00
(NAME) 1052 Brookside Woods Blvd.	(NAME) 1052 Brookside Woods Blvd.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Joseph R Stewart, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane Elizabeth Tanksley, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 16, on the Plan of Brookside Woods, First Revision, Phase Three, Section Three, a Planned Unit Development, of record in Instrument No. 200005120048125, a Revision of Book 9700, Page 916, Register's Office for Davidson County, Tennessee, to which plan references is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph R Stewart and Gayree L. Stewart (now deceased) by deed from Linda D. Bickelman of record in Instrument No. 200407120082696, Register's Office for said County.

Subject to all matters as set forth in the plat in Instrument No. 200005120048125, a revision of Book 9700, page 916, Register's Office of said County.

Restrictive Covenants of record in Deed Book 10444, Page 213, Book 11103, Page 156 and in Book 11453, Page 900, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 10451, Page 506, Register's Office for said County.

Easement for Sewer and Storm Drainage Easement as shown of record in Book 11256, Page 436 and in Book 11497, Page 577, Register's Office for said County.

Utility Easement as shown of record in Deed Book 5609, Page 627, Register's Office for said County.

Surveyor's Certificate of Correction as shown of record in Deed Book 11346, Page 459 and 460, Register's Office for said County.

Being the same property conveyed to Joseph R Stewart and Gayree L. Stewart (now deceased) by deed from Linda D. Bickelman of record in Instrument No. 200407120082696, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1052 Brookside Woods Blvd., Hermitage, TN 37076
(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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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/our hands this 4th day of August, 2006.

Joseph R. Stewart
Joseph R 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 Joseph R Stewart the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this. 4th day of August, 2006.

Commission expires: Aug. 20, 2007

Notary Public

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

File Number: 260700197

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027