# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
LIghthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ruth Stewart | Ruth Stewart | 136-10-0-B/14.00CO |
| (NAME) | (NAME) | |
| 3528 Seneca Forest Dr. | 3528 Seneca Forest Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Nashville, TN 37217 | |
| (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, **Anthony A. DeSoto and wife, Michelle A. Desoto**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ruth Stewart, a married person** 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. 41, Unit 41, a revision of Lots 41 & 42 on the Condominium Site Plat, Lots 15-20, 41-56, Section Four, Priest Lake Forest of record in Plat Book 6200, Page 75, amending Plat Book 5200, Page 573, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Anthony A. DeSoto and wife Michelle A. DeSoto by Warranty Deed from Jason G. Harbeck, unmarried dated March 8th, 2005 and filed for record in Instrument No. 20050311-0027364, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 5200, Page 573, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The 2006 County Taxes have been prorated and assumed by the Grantee.

unimproved ☐

This is improved ☒ property, known as 3528 Seneca Forest Dr., Nashville, TN 37217
(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 13th day of September, 2006.

Anthony A. DeSoto

Michelle A. Desoto by Darrell Robertson, attorney in fact

Michelle A. DeSoto, by Darrell Robertson, her attorney in fact

Davidson County DEEDWARR
Recvd: 09/18/06 13:20 2 pgs
Fees:13.00 Taxes:321.90

20060918-0115233

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 Anthony A. DeSoto the bargainor (s), 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 13th day of September, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 13th day of September, 2006, before me personally appeared Darrell Robertson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of *, and who acknowledged that he executed the same as the free act and deed of the said MichelleA. DeSoto by virtue of that Power of Attorney, duly executed by the said Michelle A.Desoto and appearing of record as Instrument NO. _____ in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 13th day of September, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

*20060918-0115232