WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/07 11:11 3 pgs
Fees:18.00 Taxes:357.05

20070628-0077203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-14-2011
(AFFIX SEAL)

SHARON L. RILEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon L. Clark	Sharon L. Clark	162-09-0-A-065.00CO
(NAME)	(NAME)	
5510 Country Drive, Unit 65	5510 Country Drive 65	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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,

Chris Steward and wife, Sherry Steward,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sharon L. Clark, a single woman,

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:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

Townhouse No. 65, Building No. 9A, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2 as of record in Plat Book 4460, Page 133, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Douglas B. Sacher and Frances E. Sacher by Deed from Jeanne Montgomery dated April 8, 1994, of record in Book 9307, Page 768, Register's Office for Davidson County, Tennessee. The said property being further conveyed to Frances E. Sacher by Quitclaim Deed from Douglas Binney Sacher dated March 1, 2002, of record in Instrument Number 20020626-0076542, Register's Office for Davidson County, Tennessee. Said property having been further conveyed to Chris Steward and wife, Sherry Steward by Deed from Frances E. Sacher k/n/a Frances Elaine Kimmelman, unmarried, dated December 6, 2006 of record in Instrument Number 20061218-0155348, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Sherry Steward by Chris Steward as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5510 Country Drive 65, 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 our hands this 26th day of June, 2007.

Chris Steward

Sherry Steward by Attorney in Fact Chris Steward

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 26th day of June, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appearedChris Steward ~~and wife, Sherry Steward~~, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 26th day of June, 2007.
Commission expires:

5-14-2011

Sharon L. Riney

Notary Public

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 26th day of June, 2007, before me personally appeared Chris Steward, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sherry Steward as her attorney in fact and acknowledged that he executed the same as the free act and deed of said Sherry Steward. Witness my hand and official seal at Brentwood, Tennessee this 26th day of June, 2007.
Commission expires:

5-14-2011

Sharon L. Riney

Notary Public

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Prepared by: Riney Title & Escrow, LLC, 7003 Chadwick Dr., Ste. 227, Brentwood, TN 37027

"Exhibit A"

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Chris Steward, who made oath as follows:

1. That by appointments dated June 22, 2007, which are recorded in the Register's Office for Davidson County, Tennessee, Chris Steward was appointed as attorney –in-fact for ~~Cheryl~~ Sherry Steward ("Principal") for the purposes set out therein.

2. That the said Principals are alive at the time of the execution of the Warranty Deed, Deed of Correction and/or Security Instrument or any other loan documents in their behalf to which this affidavit is attached, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 22 day of June, 2007.

Chris Steward

STATE OF TENNESSEE
WILLIAMSON COUNTY

On this 26th day of June, 2007, before me personally appeared Chris Steward, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that ~~he~~ she executed the same as ~~his~~ her free act and deed. Witness my hand and seal this 26th day of June, 2007.

Notary Public

My commission expires:
5-14-2011

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.