WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 01/24/2009
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

CLG# 200801017

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Billue	Countrywide Bank FSB	083-14-0 097.00
(NAME)	(NAME)	
1905 Russell Street	801 Crescent Center Drive, Suite 510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(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, I, Jerry E. Stewart and wife, Barbara Lynn Stewart, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua Billue, unmarried, 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. 80 on the Map of the Subdivision of the Priest Home Place, as of record in Plat Book 161, Page 102, Register's Office for said County.

Said Lot No. 80 fronts 50 feet on the northerly side of Russell Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to JERRY E. STEWART AND WIFE, BARBARA LYNN STEWART AND LOLA LYNN STEWART, by deed from LENA LUCILLE BROADRICK, of record in Book 10348, page 573, dated January 27, 1997, said Register's Office, the said Lola Lynn Stewart having since died. The Last Will and Testament of Lola Lynn Stewart filed with the Davidson County Probate Clerk's Office as Docket No. 03P-848, which devises the said property to ALBERT H. LYNN. And being further conveyed to JERRY E. STEWART AND WIFE, BARBARA LYNN STEWART, by Quitclaim Deed from JERRY E. STEWART AND WIFE, BARBARA LYNN STEWART, of record as Instrument No. 20040824-0102324, dated July 30, 2004, said Register's Office. And further conveyed to JERRY E. STEWART AND WIFE, BARBARA LYNN STEWART, of record as Instrument No. 20080225-0018493, dated February 8, 2008, 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 1905 Russell Street, 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 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.

Davidson County DEEDWARR
Recvd: 02/25/08 16:18 2 pgs
Fees:13.00 Taxes:573.50
20080225-0018494

Witness our hands this 13th day of February, 2008.

Jerry E. Stewart

Barbara Lynn Stewart

STATE OF: TENNESSEE
COUNTY OF: Davidson

On this 13th day of February, 2008, personally came Jerry E. Stewart and Barbara Lynn Stewart and I have made known to them the contents of this agreement and having personally satisfied myself on the basis of sufficient evidence that he/she/they are the persons signing above executed the same as his/her/their voluntary act and deed.

My Commission Expires:
01/24/2009

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10
Nashville, TN 37212