Davidson County DEEDWARR
Recvd: 09/09/08 10:28 2 pgs
Fees:13.00 Taxes:501.35

20080909-0092112

File No. 280700199

WARRANTY DEED

RECORD & RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd.
Suite 2180
Hendersonville, TN 37075

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,500.00.

Brenda J. Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2008.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: November 7, 2011.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda J. Stewart	SAME AS NEW OWNER	Map 52.09 Parcel 71.00
(NAME)	(NAME)	
2461 Fairbrook Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	,	
(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,

Mary C. McWhirter, a married woman

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Brenda J. Stewart an unmarried woman

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:

LAND in Davidson County, Tennessee, being the Westerly part of Lot No. 26 on the Map of Montague Subdivision, as of record in Book 421, Page 129, Register's Office for Davidson County, Tennessee, described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, June 17, 1940, as follows:

BEGINNING in the center of Due West Avenue, formerly Belle Camp Highway at the Southwest corner of Lot No. 26; thence with said Due West Avenue South 54 ¼ degrees East 100 feet to a stake in the South boundary line of said original lot; thence North 35 degrees East 307.5 feet to a point in the South boundary line of said original Lot 22 and the North boundary line of said Lot 26; thence North 51 ¼ degrees West 100 feet to the stake, the original Northwest corner of said Lot 26; thence South 35 degrees West 307.5 feet to the beginning.

BEING the same property conveyed to Mary C. McWhirter by Quitclaim Deed dated March 11, 2004, filed of record September 19, 2006, from Todd Taylor, Unmarried, of record by Instrument No. 20060919-0115741 and from the Clerk & Master , of record in Book 11768, Page 68, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This is not the principal residence of the Grantor.

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 x property, known as 425 E. Due West Avenue, Madison, TN 37115
improved ☐

(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 5th day of September, 2008.

Mary C. McWhirter

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 Mary C. McWhirter 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 she executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of September, 2008.

Commission expires: November 7, 2011

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Mary Birthright Notary Public

File Number: 280700199

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