WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/08 14:48 2 pgs
Fees:13.00 Taxes:547.60
20080915-0094325

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 02-24-2009
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-24-2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina King	Countrywide Bank FSB	150-9A-197
(NAME) 3416 Calais Circle	(NAME) 801 Cresent Center Drive	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) 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, WE, James N. Stewart and wife, Debbie A. Stewart, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christina King, 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:

Being Lot No. 303 on the Plan of Forest View Park, Section X, Phase 2 of record in Plat Book 7900, Page 720, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for amore complete legal description.

Being the same property conveyed to James N. Stewart and wife, Debbie A.Stewart, by deed of record in Book 9839, Page 987, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of James N. Stewart by Debbie A. Stewart as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20080915-0094325 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3416 Calais Circle, Antioch, TN 37013

(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 12th day of September, 2008.

James N. Stewart by Debbie A. Stewart

James N. Stewart by Debbie A. Stewart, his attorney in fact

his attorney in fact

Debbie A. Stewart

Debbie A. Stewart

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 12th day of September, 2008, before me personally appeared Debbie A. Stewart, the person who executed the foregoing instrument on behalf of James N. Stewart and who acknowledged that she executed the same as the freeact and deed of the said James N. Stewart, through Power of Attorney granted she by the said James N. Stewart.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debbie A. Stewart with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of September, 2028.

Commission expires: 2-24-2009

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 02-24-2009
RUTHERFORD COUNTY

Notary Public