File No. 281100290

WARRANTY DEED



My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 12/03/08 09:45 2 pgs
Fees:13.00 Taxes:434.75

20081203-0117186

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martinique R. Moore	Realty Mortgage Corporation	043 09 0 067.00
(NAME)	(NAME)	
247 Lovell Street	7000 Executive Center Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37116	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Stewart Building Group, LLC, a Tennessee limited liability company**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Martinique R. Moore, unmarried woman**, hereinafter called the grantee, 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 45 feet of Lot No. 21 of Block "A" on the Plan of Overlook Estates, as of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee, described as follows: Said westerly part of Lot No. 21 adjoins the eastern line of Lot No. 20, said subdivision, and fronts 45 feet on the northerly side of Wiley Street and runs back between parallel lines a distance of 135 feet, more or less, to a dead line in the rear, said line being the southern boundary of Lot No. 40, said subdivision.

Being the same property conveyed to Stewart Building Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Mark King, a married man of record in Instrument 20070516-0058691 on May 14, 2007 and filed for record on May 16, 2007, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Mark King by Quitclaim Deed from James Roberts of record in Instrument 20070126-0010868 on January 25, 2007 and filed for record on January 26, 2007, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to James Roberts by Substitute Trustee's Deed from Steven J. Meisner, Substitute Trustee of record in Instrument 20070125-0010485 on January 25, 2007 and filed for record on January 25, 2007, Register's Office for Davidson County, Tennessee. Also Being the same property conveyed to Geri McBride, not married by Quitclaim Ddeed from Roy L. Brock, not married of record in Instrument 20060224-0021749 on February 24, 2006 and filed for record on February 24, 2006, Corrected in Instrument 20070813-0096479, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following : all matters as set forth per Plat Book 843, Page 105, Register's Office for Davidson County, Tennessee.

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 improved ☒ property, known as 247 Lovell St., Madison, TN 37115
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 our hands this 26th day of November, 2008.

Stewart Building Group, LLC, a Tennessee limited liability company

By: Curtis T Stewart

Curtis Stewart, president

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Curtis Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the president of Stewart Building Group, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that he as such president, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Curtis Stewart, president.

Witness my hand at office this 26th day of November, 2008.

Commission expires: 11-7-11

Mary Birthright

Notary Public

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

File Number: 281100290

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075