WARRANTY DEED

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

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 7TH DAY OF APRIL 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Rosa L. Parks Blvd, Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred L. Lee	Fred L. Lee	097-04-0-050.00
(NAME) 5972 Port Anadarko Trail	(NAME) 5972 Port Anadarko Trail	
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Hermitage, Tennessee 37076	
(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, **Lula F. Stuart**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fred L. Lee, and wife, Bertha A. Lee**, 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(s) No. 100, as shown on the map entitled the Plan of Lake Park, Section I, of record in Plat Book 4175, pages 134 and 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HENRY DAVID STUART, JR. AND WIFE LULA F. STUART, by deed from WALL CONSTRUCTION CO., INC., of record in Book 4719, page 200, dated June 14, 1973, said Register's Office. The said Henry David Stuart having since died.

unimproved ☐

This is improved ☒ property, known as 5933 Port Anadarko Trail, Hermitage, TN 37076

(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 my hand this 7th day of April 2009.

Lula F. Stuart by Cheryl Lynn Owens as Attorney-in-Fact

as Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 04/23/09 11:53 3 pgs
Fees:18.00 Taxes:573.50
20090423-0036886

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of April 2009, before me personally appeared **Cheryl Lynn Owens** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Lula Frances Stuart**, and who acknowledged that she executed same as the free act and deed of said **Lula Frances Stuart**, by virtue of that Power of Attorney, duly executed by the said **Lula Frances Stuart**, and appearing of record in Instrument Number 20090423-0036885 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 7th day of April 2009.

Commission expires:



My Commission Expires MAR. 4, 2013

Notary Public

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: March 4, 2013