STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20090059162 DEEDWARR
Recvd: 08/28/09 13:18 2 pgs
Fees:13.00 Taxes:375.55
20090828-0081067

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00.

M. Eugene Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 2009.

Michelle Hightower
Notary Public
MY COMMISSION EXPIRES: 9-19-2011

MICHELLE HIGHTOWER
Notary Public
Sumner County, State of Tennessee
My Commission Expires September 19, 2011

File No. G9-8347D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christopher R. Hill, an unmarried person (NAME)	Christopher Hill (NAME)	61-16-226
1331 Ardee Avenue (STREET ADDRESS)	1331 Ardee Ave (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville TN 37216 (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 HEREBYACKNOWLEDGED, **I, F. Marie Stewart, Trustee of The F. Marie Stewart Revocable Living Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher R. Hill, an unmarried person,** 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:

Following described tract or parcel of land, to-wit:

Being Lot No. 68 of BLOCK "C", on the map of the RE-SUBDIVISION OF SUNNYMEADE, as shown by plat of record in Plat Book 974, Page 56-57, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 68 fronts 50 feet on the northerly side of Ardee Avenue and runs back 358 feet on the easterly line and 355.5 feet on the westerly line to a dead line in the rear on which it measures 50 feet thereon.

BEING the same property conveyed to The F. Marie Stewart Revocable Living Trust from F. Marie Stewart, by Quit Claim Deed dated May 26, 1998, in Book 10993, Page 210, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1331 Ardee Avenue, Nashville, TN 37216.

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. Whenever 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 hand(s) this 25th day of August, 2009.

The F. Marie Stewart Revocable Living Trust

/s/ F. Marie Stewart Trustee August 25, 2009

F. Marie Stewart, Trustee Date

/s/ F. Marie Stewart

F. Marie Stewart

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 F. Marie Stewart, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of August, 2009.

My Commission Expires: 9/10/10

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named F. Marie Stewart, Trustee for The F. Marie Stewart Revocable Living Trust, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of The F.Marie Stewart Revocable Living Trust, of the maker or constituent of the maker, and is authorized by the maker or by the constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of August, 2009.

My Commission Expires: 9/10/10

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066