BILL GARRETT, Davidson County
Trans:T20100010293 DEEDWARR
Recvd: 02/22/10 10:20 2 pgs
Fees:13.00 Taxes:802.90

20100222-0013200

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-10091201002

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
16th day of FEBRUARY, 2010

Notary Public

MY COMMISSION EXPIRES

VICTORY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
4209 ASSOCIATES, LLC **4209 GALLATIN PIKE** **NASHVILLE, TN 37216**	Same	**061-07-0-273.00**

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,

FAYE STEWART AND WAYNE VANCE STEWART

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

4209 ASSOCIATES, LLC

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 No. 31 on the Plan of I. C. McMahan's Resubdivision of Maplewood Lands, of record in Book 547, page 78, Register's Office for Davidson County, Tennessee.

Said lot fronts 100 feet on the west side of Gallatin Pike and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to L. C. Cothron and wife, Hazel Cothron, as tenants by the entirety, and Samuel Dean Stewart, as tenants in common with right of survivorship, by Quitclaim Deed from M. Norris Jenkins, Trustee, dated 3-29-99 and recorded 3-30-99 in Book 11405, page 967, and in same document, conveyed to M. Norris Jenkins, Trustee by Quitclaim Deed from L. C. Cothron and wife, Hazel Cothron. Previously conveyed to L. C. Cothron and wife, Hazel Cothron by Warranty Deed from Trevecca Nazarene University, dated 3-1-99 and recorded 3-8-99 in Book 11374, page 554, Register's Office for Davidson County, Tennessee. The said L. C. Cothron and Samuel Dean Stewart pre-deceased Hazel Cothron. The said Hazel Cothron died testate on August 22, 2007, a resident of Davidson County, Tennessee and her Last Will and Testament, naming Faye Stewart and Wayne Vance Stewart as her sole beneficiaries, was admitted to probate by the Probate Court of Davidson County, Tennessee on October 1, 2007 at Cause No. 07P-1553.

This is improved (X) property known as **4209 GALLATIN PIKE, 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. 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 16th day of FEBRUARY, 2010.

Faye Stewart
FAYE STEWART

Wayne Vance Stewart
WAYNE VANCE 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 FAYE STEWART AND WAYNE VANCE 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 at Nashville, Tennessee, this 16th day of FEBRUARY, 2010.

Commission Expires:_____

GAIL C. VICTORY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2010.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2010, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2010.

Commission Expires:_____

_____
Notary Public