WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100042640 DEEDWARR
Recvd: 07/12/10 13:48 2 pgs
Fees:13.00 Taxes:1535.50

20100712-0054576

G-VRE-10-2111

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES: May 20, 2014
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jaime Bryan	Avenue Bank	
2111 18th Avenue South (ADDRESS)	3823 Cleghorn Avenue (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	104-12-209.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JESSICA A. STEWART F/K/A JESSICA LEIGH ALEXANDER AND HUSBAND, JON R. STEWART, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAIME BRYAN AND HUSBAND, MARK A. WATROUS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 13, MAP OF LENOX PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 171, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JESSICA LEIGH ALEXANDER TO JESSICA LEIGH ALEXANDER, A SINGLE PERSON, AND JON R. STEWART, AS SINGLE PERSON, AS TENANTS IN COMMON AS RECORDED ON THE 25TH DAY OF JANUARY, 2008 IN INSTRUMENT NO. 20080125-0008085 AND WARRANTY DEED FROM WILLIAM DUDLEY ANDERSON, AN UNMARRIED MAN TO JESSICA LEIGH ALEXANDER, AN UNMARRIED WOMAN AS RECORDED ON THE 30TH DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060330-0036159, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JESSICA LEIGH ALEXANDER IS NOW MARRIED AND KNOWN AS JESSICA A. STEWART.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 161, PAGE 171, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2111 18th Avenue South, Nashville, Tennessee 37212
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 8th day of July, 2010.

Jessica A. Stewart f/k/a Jessica Leigh Alexander

Jon R. Stewart

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jessica A. Stewart and Jon R. Stewart, the within named bargainor, 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 the 8th day of July, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903