ADDRESS NEW OWNERS and
SEND TAX BILLS:
CHRISTOPHER DARRELL STEWART and wife,
JESSICA NICHOLE STEWART
1554 Springfield Highway
Goodlettsville, TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
7 - 41

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, WALTER F. SILL, JR. and wife, JANET R. SILL, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to CHRISTOPHER DARRELL STEWART and wife, JESSICA NICHOLE STEWART, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 4 and Lot No. 14, in the W. H. Tinnin Subdivision described according to a survey made October 11, 1948, by J. H. Scott surveyor, in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, and more particularly described as follows:
>
> SAID Lot No. 4 fronts 100 feet on the west side of Tennessee Highway U.S. 41 and runs back between parallel lines 250 feet to a dead line and shows 100 feet to the rear line.
>
> SAID Lot No. 14 fronting 100 feet on Old Dickerson Pike and runs back 280 feet on south line and 270 feet on the north line and 100 feet on the rear.
>
> Included in the above described property but EXPRESSLY EXCLUDED therefrom is that portion having been taken by the State of Tennessee for right-of-way purposes as described in Consent Judgment and Final Decree of record in Book 8061, Page 183, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Walter F. Sill, Jr. and wife, Janet R. Sill, by deed recorded May 27, 2011 in Instrument No. 20110527-0040573, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 1554 Springfield Highway, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully

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BILL GARRETT, Davidson County
Trans:T20110058829 DEEDWARR
Recvd: 09/22/11 08:24 2 pgs
Fees:13.00 Taxes:299.42
20110922-0073311

seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 20 day of September, 2011.

WALTER F. SILL, JR. JANET R. SILL

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, WALTER F. SILL, JR. and wife, JANET R. SILL, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20 day of September, 2011.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $80,923.41.

AFFIANT

Subscribed to and sworn before me, this the 20 day of September, 2011.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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