BILL GARRETT, Davidson County
Trans:T20110080530 DEEDWARR
Recvd: 12/20/11 13:10 2 pgs
Fees:13.00 Taxes:610.50
20111220-0099341

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 20th day of December, 2011.

J Brandon Miller
Notary Public
My commission expires: 9-9-2014

03-1111-37431

Address of New Owner:	Send Tax Bills to:	Tax Information
Benjamin Ware	F&M Bank	073-09-0-188.00
1835 Willow Springs	50 Franklin Street	
Nashville TN 37216	Clarksville, TN 37040	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Matthew A. Stewart and wife, Kesiah T. Stewart, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Benjamin Ware, a single man, hereinafter called the Grantees, their successors 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. 371 on the Plan of Section Three, Burchwood Gardens, of record in Book 2900, Page 116, Register's Office for said County, to which plan reference is hereby made for amore complete description.

Being the same property conveyed to Matthew A. Stewart and wife, Kesiah T. Stewart by deed from D. Leniger, Trustee, The Willow Springs Trust, dated June 11, 2007, recorded June 14, 2007 in Instrument No. 20070614-0071371, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1835 Willow Springs, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19th day of December, 2011.

X _____ X _____

Matthew A. Stewart Kesiah T. Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew A. Stewart and Kesiah T. Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 19th day of December, 2011.

_____
Rachelle Caudill
State of Tennessee at Large

My Commission expires: 09/22/14

