WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Clara Mundy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2011.

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1314 6th Ave. North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noah Stewart and Kayla Stewart	Primelending, a Plainscapital Company	063-04-0-096
(NAME)	(NAME)	
725 Charlie Gann Rd.	18111 Preston Road, Suite 900	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Dallas,TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, The Estate of Lynette Michelle McGarr, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Noah Stewart and Kayla Stewart husband and wife, 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(s) 12, as shown on the map entitled Range Heights Subdivision, Section 2, of record as Plat Book 8250, page 936, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being further conveyed to LYNETTE MICHELLE MCGARR, by deed of record as Instrument No. 20080430-0044080, dated April 14, 2008, said Register's Office. The said Lynette Michelle McGarr has since died on or about February 25, 2011, leaving Sidney Perry, McGarr, Jr. and Christine J. McGarr as her heirs at law as evidenced by Revised Petition to Open Estate and Granting Letters of Administration of record as Docket No. 11P-359, Davidson County Probate Court.

Davidson County DEEDWARR
Recvd: 12/22/11 12:37 3 pgs
Fees:18.00 Taxes:370.00
20111222-0100119

unimproved ☐

This is improved ☒ property, known as 725 Charlie Gann Rd., Old Hickory, TN 37138

(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 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 my hand this 16th day of December, 2011.

Sidney P. McGarr Jr.
The Estate of Lynette McGarr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Sidney P. McGarr** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledgment himself/herself to be the administrator for **The Estate of Lynette Michelle McGarr**, the within named bargainor(s), and that he/she as such administrator being authorized to do so, executed the foregoing instrument for the purposed therein contained by signing the name **The Estate of Lynette Michelle McGarr.**

WITNESS my hand and seal, this 16th day of December, 2011.

Tiara D Ford
NOTARY PUBLIC

TIARA D. FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

MY COMMISSION EXPIRES:

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the Undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

THOMAS L. SEALY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 1/9/12.