WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120030134 DEEDWARR
Recvd: 04/25/12 09:43 2 pgs
Fees:13.00 Taxes:333.00
20120425-0035293

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

x Brenda J. Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2012.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON ST.
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brenda J. Stewart	Brenda J. Stewart	05209008100
(NAME)	(NAME)	
2461 Fairbrook Drive	2461 Fairbrook Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Nathan L. Honeycutt, an unmarried man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda J. Stewart, an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 5 on the Plan of Montague Park as of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 5 fronts 100 feet on the southwesterly side of Belle Camp Highway now known as Due West Avenue and runs back between parallel lines 187.5 feet to a deed line.

Being the same property conveyed by Warranty Deed dated April 24, 1957 to Nathan L. Honeycutt and wife, Gladys D. Honeycutt from George P. Howell and William H. Howell of record in Book 2645, Page 197, Register's Office for Davidson County, Tennessee. The said Gladys D. Honeycutt having since died on May 15, 2011.

unimproved ☐

This is improved ☑ property, known as 438 Due West Avenue, Madison, TN 37115
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 24th day of April, 2012.

Nathan L. Honeycutt

STATE OF TENNESSEE

COUNTY OF Davidson

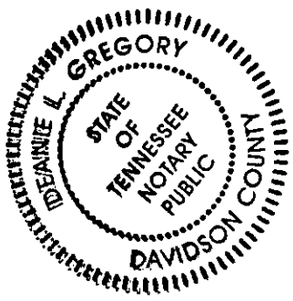
On this 24th day of April, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nathan L. Honeycutt**, with whom I am personally acquainted

(or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-3-2014

Elaine L. Gregory
Notary Public,



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115