41 Box 44 GSRM

ADDRESS NEW OWNER:
Megan Marie Knutson
Eric Knutson
2511 Barclay Drive
Nashville, TN 37206

SEND TAX BILL TO:
Franklin American Mortgage Co.
501 Corporate Centre Blvd., #400
Franklin, TN 37067

MAP & PARCEL NOS.:
83-12-0-61

BILL GARRETT, Davidson County
Trans:T20120039211 DEEDWARR
Recvd: 05/29/12 16:05 3 pgs
Fees:18.00 Taxes:652.31
20120529-0046376

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **William Ray Stewart and Jerry Wayne Stewart** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Megan Marie Knutson and Eric Knutson, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 33 on the Plan of Eastland Acres, Section I, as of record in Book 2133, Page 103, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to William Ray Stewart, a one-half (1/2) undivided interest as Tenant in Common and to Jerry Wayne Stewart, a one-half (1/2) undivided interest as Tenant in Common, from William Ray Stewart and Jerry Wayne Stewart, Co-Trustees of the Edith R. Stewart Revocable Living Trust Agreement dated March 8, 2001, by Quitclaim Deed recorded on January 29, 2002, in Instrument No. 20020129-0011944, Register's Office for Davidson County, Tennessee.

Grantors warrant that the subject property is not their marital residence and is not subject to any marital rights therein.

This is property with a common address of **2511 Barclay Drive, Nashville, TN 37206.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 2133, Page 103, said Register's office and all matters therein; (3) Easement of record in Book 4007, Page 155, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of May, 2012.

William Ray Stewart

Jerry Wayne Stewart by Lou Moore, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **William Ray Stewart,** with whom I am personally acquainted, or who 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 and official seal at office this **25th** day of **May 2012.**

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF WILSON

On this 25th day of May 2012, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lou Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Jerry Wayne Stewart, and is authorized by him to execute this instrument on his behalf by virtue of a Specific Limited Durable Power of Attorney recorded in Instrument No. 20120529-0046375 in said Register's Office.

Witness my hand and official seal at office, this 25th day of May 2012.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1205-106

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $176,300.00.

Affiant

Subscribed and sworn before me this 25th day of May, 2012.

Notary Public
My Commission Expires: 9-22-2015

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

by JWL Attorney in fact