WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120047282 DEEDWARR
Recvd: 06/27/12 10:13 2 pgs
Fees:13.00 Taxes:1015.65
20120627-0056225

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Barry Whitehead	New American Mortgage LLC	131-05-0A-170.00-CO
(NAME)	(NAME)	
170 Jefferson Square	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Herbert H. Stuart and Esther A. Stuart, Co-Trustees of the Herbert H. Stuart and Esther A. Stuart Revocable Family Trust,**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James Barry Whitehead, a single person**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. 170, on the plan of Section One, Jefferson Square Townhouses, of record in Plat Book 4675, Page 12, as amended in Book 4872, Page 675, Register's Office for said County and further and established by the Master Deed of record in Book 4731, Page 332 and amended in Book 5826, Page 693, Book 8550, Page 3 and Instrument No. 20051027-0130020 and 20100503-0033416, all of Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner, and the By-Laws of the Association of Owners.

Being the same property conveyed to Herbert H. Stuart and Esther A. Stuart, Co-Trustees of the Herbert H. Stuart and Esther A. Stuart Revocable Family Trust by QuitClaim Deed dated January 22, 2007, from Herbert H. Stuart and wife, Esther A. Stuart and filed for record on January 23, 2007, in Instrument No. 20070123-0009403 and Re-Recorded in Instrument No. 20070202-0014124, Register's Office for said County, Tennessee.

This conveyance is subject to (1) Subject to all matters as set forth on the plat of record in Plat Book 4675, Page 12 and Boundary Plat of record in Plat Book 4460, Page 198, (2) Surveyor's Certificate of Correction of record in Book 4872, Page 675, (3) The Master Deed of record in Book 4731, page 332, and Amendments in Book 5826, Page 693, Book 8550, Page 3, Instrument No. 20051027-0130020 and Instrument No. 20100503-0033416, (4) Power Line Easement as shown of record in Instrument No. 20020122-0008268, (5) Charter of the Homeowner's Association of record in Book 8556, Page 701, Instrument No. 20000209-0013274 and Instrument No. 20000209-0013275, and (6) By-Laws of record in Book 4731, Page 341, and Amendments of record in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179, Book 8231, Page 418, Book

8550, Page 973, Book 9276, Page 249 and Book 10355, Page 306, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 170 Jefferson Square, Nashville, TN 37215
(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 our hands this 6th day of June, 2012

Trustee
Herbert H. Stuart, Trustee

Esther A. Stuart, Trustee
Esther A. Stuart, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Herbert H. Stuart and Esther A. Stuart with whom I am personally acquainted and who proved themselves to be the Co-Trustees of the Herbert H. Stuart and Esther A. Stuart Revocable Family Trust, the bargainors, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of June, 2012

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067