Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt Juliet Rd., ~~Ste. C~~
Mt Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120082877 DEEDWARR
Recvd: 10/31/12 10:57 3 pgs
Fees:18.00 Taxes:924.63

20121031-0099931

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
696565 420075-000424
Stephen Wallace

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Stewart et ux	New American Mtg LLC	
(NAME)	(NAME)	
4923 Trousdale Dr	841 Seahawk Circle	146-8-112.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37220	Virginia Beach, VA	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) 23452	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jason R. Sloan and Monie P. Sloan, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said John Stewart and wife, Angela Stewart the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20010531-0056183 in the Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 249,900.00

Affiant

Subscribed and sworn to before me this the 26th day of October, 2012.

My commission expires: 8/23/16 (Affix Seal)

Notary Public

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This is unimproved ( ), known as 4923 Trousdale Drive, Nashville, TN 37220
improved X

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 2nd day of August, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jason R. Sloan

Monie P. Sloan

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Kathy Michelle Kuryla, a Notary Public in and for said County and State, Jason R. Sloan, the within named bargainor Married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2012.

Kathy Michelle Kuryla
Notary Public
My Commission Expires: Sept 9. 2014

(This area for official notarial seal)

KATHY MICHELLE KURYLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Kathy Michelle Kuryla, a Notary Public in and for said County and State, Monie P. Sloan, the within named bargainor Married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2012.

Kathy Michelle Kuryla
Notary Public
My Commission Expires: Sept 9. 2014

(This area for official notarial seal)

KATHY MICHELLE KURYLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 254 on the Plan of Section Three, Crieve Hall Estates, of record in Book 2133, page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jason R. Sloan and wife, Monie P. Sloan by deed from Virgil L. Cagle and wife, Sherry A. Cagle of record in Instrument 20010531-0056183, Register's Office of Davidson County, Tennessee, dated May 25, 2001.