BILL GARRETT, Davidson County
Trans:T20120083235 DEEDWARR
Recvd: 11/01/12 10:11 2 pgs
Fees:13.00 Taxes:314.50
20121101-0100384

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Boulevard - Suite 212
Nashville, TN 38214

WARRANTY DEED

THIS INDENTURE made and entered into this 23rd day of October, 2012, by and between Amado Rangel-Trejo and Maribel V Rangel, a married couple, party of the first part, and William Joseph Stewart, a unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot No. 274 on the Plan of Gatewood Subdivision, Section 3, of record in Plat Book 4175, Page 49, Register's Office for Davidson County, tennessee, to which plan reference is here made for a more complete and accurate description.

Being all or part of the same property conveyed to Amado Rangel-Trejo by virtue of that certain Quit Claim Deed dated June 4, 2003, at Instrument No. 20030611-0080599 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County & 2013 Goodlettsville City real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Amado
Amado Rangel-Trejo

Maribel V Rangel
Maribel V Rangel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Amado Rangel-Trejo and Maribel V Rangel, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of October, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: William Joseph Stewart

Tax Parcel No 03308013200

Property Address: 315 Janette Avenue
Goodlettsvilee, TN 37072

MAIL TAX
BILLS TO: New owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $85,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of October, 2012.

Notary Public

My Commission Expires:_____

