WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

JANE GUZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy K. Alexander and Jon T. Hubble	SAME AS NEW OWNER	147-3-B-128
(NAME)	(NAME)	
508 Stonegate Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Daniel C. Stewart and Brenda P. Stewart, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy K. Alexander and Jon T. Hubble, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 19 on the Plan of Stonegate Subdivison as of record in Plat Book 9700, page 808, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel C. Stewart and wife, Brenda P. Stewart, by deed of record in Instrument Number 20060616-0072020, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Stonegate Subdivision of record in Plat Book 9700, pages 807 & 808, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions By-Laws and Restrictions for Stonegate Subdivision, of record in Book 11262, page 729, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons). Dedication of common area to Stonegate Homeowners Association of record in Instrument No. 20011229-014449, Register's Office for Davidson County, Tennessee. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 8425, page 388, Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Book 10507, page 947, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 508 Stonegate Place, Brentwood, TN 37027

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

BILL GARRETT, Davidson County
Trans:T20120084742 DEEDWARR
Recvd: 11/06/12 10:01 2 pgs
Fees:13.00 Taxes:1306.10
20121106-0102272

Witness our hands this 1st day of November, 2012.

Daniel C. Stewart

Brenda P. Stewart by Daniel C. Stewart, Attorney-In-Fact

Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel C. Stewart, 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 and official seal at Franklin, Tennessee this 1st day of November, 2012.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 1st day of November 2012 before me personally appeared Daniel C. Stewart, the person who executed the foregoing instrument on behalf of Brenda P. Stewart, and acknowledged that he executed the same as the free act and deed of the said Brenda P. Stewart, through Power of Attorney granted 10/24/12 by the said Brenda P. Stewart.

Witness my hand and official seal at Franklin, Tennessee this 1st day of November, 2012.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013