BILL GARRETT, Davidson County
Trans:T20130004366 DEEDWARR
Recvd: 01/16/13 10:38 2 pgs
Fees:13.00 Taxes:942.76

20130116-0005140

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 8, 2016

File No.: ALW-12-835

RETURN TO
ROBERT L SCRUGGS ATTORNEY
2525 21ST AVE S, 2ND FLOOR
NASHVILLE, TENNESSEE 37212

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toni L. Stuart	Guaranty Trust Company	171-4-C-51.00 CO
(NAME)	(NAME)	
835 Barrington Place Drive	726 South Church Street	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Murfreesboro, TN 37027	
(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, I/WE, **CYNTHIA M. MCLEAN, NOW KNOWN AS CYNTHIA MCLEAN FINKE, A MARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TONI L. STUART, A SINGLE PERSON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being Lot No. 51 as set forth in the Master Deed and ByLaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument 20050914-0110701 and corrected in Instrument Number 20051025-0128696, P.U.D. Boundary Survey of record in Instrument Number 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. Said Plan prepared by Anderson, Delk, Epps & Associates, Inc., R.L.S. No. 1660, 618 Grassmere Park Dr., Suite 4, Nashville, Tennessee 37211.

Being the same property conveyed to Cynthia M. McLean by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, dated May 10, 2006of record in Instrument Number 20060512-0055876, in the Register's Office of Davidson County, Tennessee.

Cynthia M. McLean, having married John Finke, is now known as Cynthia McLean Finke. John Finke joins in the execution of this instrument for the purpose of conveying any/all interest he may have in subject property by virtue of their marriage.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 835 Barrington Place Drive, Brentwood, TN 37027

(House Number) (Street) (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 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 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 my/our hand(s) this 10th day of January, 2013.

Cynthia McLean Finke

John Finke 1/7/2013

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia McLean Finke, the within named bargainor, 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 and official seal, this the 10th day of January, 2013.

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 10/18/16

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Finke, the within named bargainor, 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, this the 7th day of January, 2013.

Notary Public
My Commission Expires: 08/23/2016

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171