WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-VRES-12-4400-192

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Molly W Stuard
Affiant

Subscribed and sworn to before me, this 19th DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Ronald Stuard	new owner (NAME)	
4400 Belmont Park Terrace #192 (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	131-03-0C-192.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we GEORGE LUKE LEWIS, TRUSTEE OF THE GEORGE LUKE LEWIS REVOCABLE TRUST, DATED FEBRUARY 8, 2006, AND LAUREN LEWIS, TRUSTEE OF THE LAUREN LEWIS REVOCABLE TRUST, DATED FEBRUARY 8, 2006 AND LAUREN LEWIS, TRUSTEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MOLLY WARE STUARD, SINGLE AND DENISE WARE STUARD, MARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING BUILDING SITE NO. 192 ON THE PLAN OF ARDEN PLACE, SECTION VII OF RECORD IN PLAT BOOK 4955, PAGE 90, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GEORGE LUKE LEWIS, TRUSTEE OF THE GEORGE LUKE LEWIS REVOCABLE TRUST, DATED FEBRUARY 8, 2006, AND LAUREN LEWIS, TRUSTEE OF THE LAUREN LEWIS REVOCABLE TRUST, DATED FEBRUARY 8, 2006 BY DEED FROM ROY C. CLARK AND WIFE, MARIAN CLARK OF RECORD AT INSTRUMENT NO. 20070511-0056854, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 10, 2007 AND RECORDED ON MAY 11, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 4955, PAGE 90; BOOK 4754, PAGE 455, FIRST SUPPLEMENTAL DECLARATION IN BOOK 4819, PAGE 564, SECOND SUPPLENTAL DECLARATION IN BOOK 4916, PAGE 277, THIRD SUPPLEMENTAL DECLARATION IN BOOK 5019, PAGE 942, FORTH SUPPLEMENTAL DECLARATION IN BOOK 5091, PAGE 66, FIFTH SUPPLEMENTAL DECLARATION IN BOOK 5129, PAGE 120, SIXTH SUPPLEMENTAL DECLARATION IN BOOK 5163, PAGE 384, SEVENTH SUPPLEMENTAL DECLARATION IN BOOK 5231, PAGE 375, EIGHTH SUPPLEMENTAL DECLARATION IN BOOK 5351, PAGE 592 AND NINTH SUPPLEMENTAL DECLARATION IN BOOK 5514, PAGE 636; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4400 Belmont Park Terrace #192, Nashville, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20130008341 DEEDWARR
Recvd: 01/30/13 16:16 2 pgs
Fees:13.00 Taxes:1239.50
20130130-0009870

Witness my/our hand(s) this 19th day of January, 2013.

George Luke Lewis, Trustee of The George Luke Lewis Revocable Trust, Dated February 8, 2006, and Lauren Lewis, Trustee of the Lauren Lewis Revocable Trust, Dated February 8, 2006

George Luke Lewis, Trustee

Lauren Lewis, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of January, 2013, before me personally appeared George Luke Lewis, Trustee of The George Luke Lewis Revocable Trust, Dated February 8, 2006, and Lauren Lewis, Trustee of the Lauren Lewis Revocable Trust, Dated February 8, 2006. to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th day of January, 2013.

Notary Public

My Commission Expires: 04/02/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903