WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-12-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephanie D. Dale	Franklin American Mortgage Company	07605003800
(NAME)	(NAME)	BILL GARRETT, Davidson County
4900 Leesa Ann Lane	501 Corporate Centre Dr, Ste400	Trans:T20130023062 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 03/21/13 10:08 2 pgs
Hermitage, TN 37076-1708	Franklin, TN 37067	Fees:13.00 Taxes:462.13
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20130321-0027942

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, we, **Tatjana Stoljarova, a married woman and Husband, Albert Nathan Scott Jr.**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Stephanie D. Dale, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 35 on the plan of Hidden Hill, of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Tatjana Stoljarova, married by Deed from Secretary of Housing and Urban Development of Washington, D.C., dated 12/13/2011 and filed for record on 12/15/2011 in Instrument 20111215009756O, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4860, Page 43, said Register's Office.

Restrictions of record in Book 4938, Page 337, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4900 Leesa Ann Lane, Hermitage, TN 37076-1708
(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/or 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/or 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 our hands this 19th day of March, 2013.

Tatjana Stoljarova
Tatjana Stoljarova

Albert Nathan Scott Jr.
Albert Nathan Scott Jr.

State of Tennessee
County of Wilson

Personally appeared before me Tatjana Stoljarova and Albert Nathan Scott Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of March, 2013.

Lissa Groom
Notary Public Escrow Officer
My Commission Expires: 9.12.16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122