WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2013

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130028772 DEEDWARR
Recvd: 04/09/13 10:46 2 pgs
Fees:13.00 Taxes:869.50
20130409-0035004

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Daniel Stewart	Fifth Third Mortgage Company	Parcel ID:
1239 Kenmore Pl.	5001 Kingsley Drive; MD 1MOBS2	07207008600
Nashville, TN 37216	Cincinnati, OH 45227	

FOR AND IN 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

Marjorie L. Cassell, Trustee of the Marjorie L. Cassell Revocable Trust dated 12/31/05

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Daniel Stewart and wife, Danielle Stewart

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. 1 on the Final Plat, Resubdivision Lots 90 & 91, Kenmore Place, of record in Instrument 20091218-0115342, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marjorie L. Cassell, Trustee of the Marjorie L. Cassell Revocable Trust dated 12-31-2005, by Quitclaim Deed from Marjorie L. Cassell, of record in Instrument 20100405-0025042, said Register's Office, dated April 1, 2010. See also deed of record in Instrument 20021017-0127568; Affidavit of Heirship in Instrument 20021017-0127567; Quitclaim Deed in Book 5658, Pages 790 & 792; Deed in Book 971, Page 243; and Deed of record in Book 1274, Page 234, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20091218-0115342, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1239 Kenmore Pl., Nashville, TN 37216

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.

Witness my hand this 8th day of April, 2013.

Marjorie L. Cassell, Trustee of the Marjorie L. Cassell Revocable Trust dated 12/31/05

By: Marjorie L. Cassell, Trustee
Marjorie L. Cassell, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marjorie L. Cassell, Trustee of the Marjorie L. Cassell Revocable Trust dated 12/31/05, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Trustee of the Marjorie L. Cassell Revocable Trust dated 12/31/05, and as such Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of April, 2013.

My Commission Expires: 8/23/16

Notary Public

