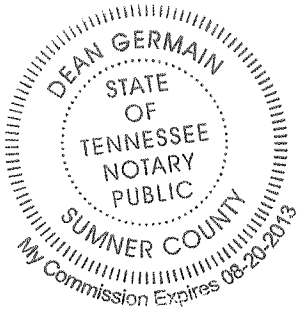
Davidson County DEEDWARR
Recvd: 05/21/13 13:49 3 pgs
Fees:18.00 Taxes:1254.30
20130521-0051266



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 339,000.00

Affiant

Subscribed and sworn to before me, this 14th day of May, 2013.

Notary Public

My commission expires: 8/20/2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ALICIA W. STEWART **BRADLEY W. STEWART**	Bank of America, N.A.	**180030A04100CO**
124 STONE BRIAR COURT	101 South Tryon St	
NASHVILLE, TN 37211	Charlotte, NC 28255	

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 ACKNOWLEDGE, WE,

JUDE T LENAHAN, JR and WIFE, MELODI R LENAHAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALICIA W. STEWART and BRADLEY W. STEWART, wife and husband

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, TN, BEING Lot No. 148, on the Plan of Section IC, Stone Creek Park, of record in Plat Book 9700, page 266 as amended in Plat Book 9700, pages 469 and 470, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

BEING THE SAME PROPERTY CONVEYED TO JUDE T LENAHAN, JR AND WIFE, MELODI R LENAHAN BY WARRANTY DEED FROM JAMES W CLARK AND WIFE, KAREN L CLARK DATED 08/24/05 AND RECORDED ON 08/31/05 IN INSTRUMENT NO. 20050831-0104590, SAID REGISTER'S OFFICE FOR SAID COUNTY.

POWER OF ATTORNEY AUTHORIZING JUDE T. LENAHAN, JR. TO SIGN AS POWER OF ATTORNEY FOR MELODI R. LENAHAN RECORDED IN INSTRUMENT NO. 20130521-0051265, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 124 STONE BRIAR COURT, NASHVILLE, TN 37211.

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 in 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/our hand(s) this 14th day of May, 2013.

JUDE T LENAHAN, JR

MELODI R LENAHAN
BY: JUDE T. LENAHAN, JR.
HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JUDE T LENAHAN, JR. as an individual and as attorney in fact for MELODI R LENAHAN, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2013.

Notary Public

My Commission Expires 8/20/2013

DEAN GERMAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-20-2013

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

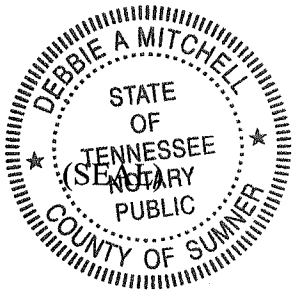
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell

Notary Public

My Commission Expires: 4/19/2017