Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
13-0482

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$122,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **May 29, 2013.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130049508 DEEDWARR
Recvd: 06/12/13 16:00 2 pgs
Fees:13.00 Taxes:451.40
20130612-0060087

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**13-0482**

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian R. Stewart	**First Community Mortgage, Inc.**	**119-14-82**
(NAME) **251 Timmons Street**	(NAME) **275 Robert Rose Drive**	
(ADDRESS) **Nashville,TN 37211**	(ADDRESS) **Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Robert D. Stewart and wife Denise A. Stewart,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ian R. Stewart, an unmarried individual,** 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. 26 of Block "A" on the Map of Woodbine Courts, Part 1, of record in Book 1130, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 of Block "A" fronts 85 feet on the south side of East Timmons Avenue and runs back between lines 219.1 feet on the west line and 218.5 feet on the east line to a dead line and measures 85 feet thereon.

Being the same property conveyed to Robert D. Stewart and wife, Denise A. Stewart by Warranty Deed from William K. Cato and wife, Janice M. Cato recorded September 10, 1986 in Book 6975, Page 356, Register's Office for Davidson County, Tennessee..

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **251 Timmons Street, Nashville, TN 37211**
(House Number) (Street) (City, State) (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 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.

RDS

IN WITNESS WHEREOF, this instrument has been executed on this the **29th** day of **May, 2013**.

Robert D. Stewart

Denise A. Stewart

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Robert D. Stewart and Denise A. Stewart**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **29th** day of **May, 2013**.

NOTARY PUBLIC

My Commission Expires: 8-5-2013