WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130068881 DEEDWARR
Recvd: 08/12/13 09:34 2 pgs
Fees: 13.00 Taxes: 1035.63

20130812-0084149

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/23/16

(AFFIX SEAL)

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
Michael O. Stewart	Farmington Financial Group	08302017700
(NAME)	(NAME)	
1603 Douglas Ave.	2002 Richard Jones Rd., Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **John Squeo and wife, Svetlana Squeo**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael O. Stewart and Laurel A. Young, Husband and Wife**, 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. 52 and the easterly one-half of Lot No. 53 on the Plan of Dr. E.T. Brown's Subdivision of Lots Nos. 21 to 26 Brownsville Addition, as of record in Plat Book 332, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Squeo and wife, Svetlana Squeo by Deed from John Squeo, married, dated 03/17/2010 and filed for record on 03/24/2010 in Instrument 201003240021878, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 332, Page 91, said Register's Office.

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 1603 Douglas Avenue, Nashville, TN 37206-2310
(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 2nd day of August, 2013.

John Squeo
By: Chris Hohl, His Attorney in Fact

Svetlana Squeo
By: Chris Hohl, Her Attorney in Fact

County of Wilson
State of TN

On this 2nd day of August, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Chris Hohl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of John Squeo , and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20130812-0084147, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal the 2nd day of August, 2013

Notary Public
Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

County of Wilson
State of TN

On this 2nd day of August, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Chris Hohl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Svetlana Squeo and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20130812-0084148, Register's Office of County, Tennessee.

Witness my hand and official seal the 2nd day of August, 2013

Notary Public
Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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

File No.: 01288-15899
SMG TN Warranty Deed