BILL GARRETT, Davidson County
Trans: T20130072547 DEEDWARR
Recvd: 08/22/13 10:15 2 pgs
Fees: 13.00 Taxes: 958.30

20130822-0088520

WARRANTY DEED

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-16-2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WANDA C. HUETT CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott Hearon	NEW OWNER	10405002700
(NAME)	(NAME)	
107 38th Avenue N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-4927		
(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, **Kristen Krug Musgrove F/K.A Kristen M. Krug and Steven K. Musgrove , wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Scott Hearon and Allison Stewart , as joint tenants with right of survivorship**, 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. 113 on the Plan of Part of West Grove Subdivision, of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kristen M. Krug, an unmarried woman and Steven K. Musgrove, an unmarried man by Deed from Samuel F. McClure, IV and wife, Janet E. McClure, dated 02/26/2009 and filed for record on 03/02/2009 in Instrument 200903020017982, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 421, Page 109, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 107 38th Avenue N, Nashville, TN 37209-4927
(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 26th day of July, 2013.

Kristen Krug Musgrove F/K.A Kristen M. Krug

Steven K. Musgrove

State of Tennessee
County of Williamson

Personally appeared before me Kristen Krug Musgrove F/K.A Kristen M. Krug and Steven K. Musgrove, 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 26th day of July, 2013.

Notary Public
My Commission Expires: March 8, 2016

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027