(1) Return to: Bridgehouse Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140003353 DEEDWARR
Recvd: 01/15/14 13:59 2 pgs
Fees:13.00 Taxes:570.54
20140115-0004204

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-4-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jamie Yost	SWBC Mortgage Corporation	095-11-0-101.00
(NAME)	(NAME)	
419 Adair Road	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, The Estate of Jane W. Stewart, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jamie Yost and William T. Yost, 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, Tennessee, being Lot 42, CLOVERDALE, as shown on plat of record in Plat Book 2133, Page 9, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Carl W. Eli and wife, Nina A. Eli to Fred M. Stewart, Jr. and wife, Jane W. Stewart as recorded on the 27th day of May, 1966 in Deed Book 4020, Page 738, in the Register's Office of Davidson County, Tennessee. The said Fred M. Stewart, Jr. died on July 22, 2003. The said Jane W. Stewart died on June 19, 2013, leaving a Last Will and Testament dated May 20, 2013, recorded on the July 18, 2013 which was admitted to Probate in the Seventh Circuit Court (Probate Division) for said County, under Case No. 13P-1208 (the "Will"). Pursuant to the provisions of the said Will, the said property was devised to Ginny Stewart Stohl.

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

unimproved ☐

This is improved ☑ property, known as 419 Adair Road, Nashville, TN 37214
(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 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 13th day of January, 2014.

Ginny Stewart Stohl, Executrix

Ginny Stewart Stohl, Individual

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of January, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ginny Stewart Stohl, Individual and Ginny Stewart Stohl, as Executrix of the Estate of Jane W. Stewart, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the forgoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

Notary Public

My Commission Expires: _____

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 27, 2015