# WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of June, 2014

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Wilhelmus S. Codington | NEW OWNER | Parcel ID: |
| 430 Bunkerhill Dr. | | 10615006900 |
| Nashville, TN 37217 | | |

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 acknowledged, we

**Harold F. Stewart and wife, Helen M. Stewart, Trustees of the Stewart Joint Revocable Living Trust Agreement U/A/D August 11, 1998**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Wilhelmus S. Codington and wife, Libby A. Codington**
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:

BEING Lot 2 of the resubdivision of Lot 33, Hill-N-Dale Acres of record in Plat Book 8250, Page 314, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Harold F. Stewart and wife, Helen M. Stewart, Trustees of the Stewart Joint Revocable Living Trust Agreement U/A/D August 11, 1998, by Quitclaim Deed from Harold F. Stewart, individually, of record in Book 11085, page 83, said Register's Office, dated August 11, 1998. See also deed of record in Book 9814, Page 340, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2959, Page 213, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 8250, Page 314, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is improved ( X ) property, known as 430 Bunkerhill Dr., Nashville, TN 37217

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 24th day of June, 2014.

Stewart Joint Revocable Living Trust
Agreement U/A/D August 11, 1998

By: Harold F. Stewart, Trustee

By: Helen M. Stewart, Trustee

BILL GARRETT, Davidson County
Trans:T20140045446 DEEDWARR
Recvd: 06/26/14 10:47 2 pgs
Fees:13.00 Taxes:684.50

20140626-0055955

STATE OF OHIO
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold F. Stewart, Trustee Helen M. Stewart, Trustee, 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 and official seal this 24th day of June, 2014.

My Commission Expires: 10/1/2017 Christina Barber
Notary Public CHRISTINA BARBER

