BILL GARRETT, Davidson County
Trans: T20140048496 DEEDWARR
Recvd: 07/08/14 10:35 2 pgs
Fees: 13.00 Taxes: 691.90

20140708-0059893

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

X _____
Affiant

Subscribed and sworn to before me, this 7TH DAY OF JULY, 2014.

_____
Notary Public

MY COMMISSION EXPIRES: 3-27-18

(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen B. Gillum and wife, Amanda J. Gillum	Same as new owner	08405002700
	(NAME)	
2620 Tiffany Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Stewart Building Group, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephen B. Gillum and wife, Amanda J. Gillum, hereinafter called the Grantees, their heirs and assigns, that 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. 20 ON THE PLAN OF TIFFANY TERRACE, AS OF RECORD IN BOOK 2854, PAGE 59, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 20 FRONTS 82.0 FEET ON THE EASTERLY SIDE OF TIFFANY DRIVE AND EXTENDS BACK BETWEEN LINES, 290.0 FEET ON THE NORTHERLY LINE AND 306.4 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 186.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO STEWART BUILDING GROUP, LLC BY DEED FROM JOAN PATTEN, FORMERLY JOAN P. MCGRIFF OF RECORD IN INSTRUMENT NO. 20140514-0041389, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2620 Tiffany Drive, Nashville, TN 37206
(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/our hand(s) this 7th day of July, 2014.

WARRANTY DEED
(Continued)

Stewart Building Group, LLC

BY: Curtis Stewart pres
Curtis Stewart, President

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared Curtis Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be President of Stewart Building Group L.L.C., the within named bargainor, a limited liability company, and that such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of Stewart Building Group L.L.C. as President.

Witness my hand and official seal, at office, on this the 7th day of July, 2014.

Notary Public

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 3-27-18

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072