BILL GARRETT, Davidson County
Trans:T20140055965 DEEDWARR
Recvd: 08/01/14 10:15 2 pgs
Fees:13.00 Taxes:1172.90

20140801-0068812

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Sarah Staab and Charles Allen Staab, II, wife and husband	SWBC Mortgage Corp.	08405001300
2801 Eastland Avenue (ADDRESS)	9311 San Pedro Ave., Ste. 100 (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (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 Sarah Staab and Charles Allen Staab, II, wife and husband, 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. 10 ON THE PLAN OF MEADOW ROSE PARK, SECTION TWO OF RECORD IN PLAT BOOK 2083, PAGE 87, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO STEWART BUILDING GROUP, LLC BY DEED FROM CORNELIA O. STEWART, UNMARRIED OF RECORD IN INSTRUMENT NO. 20131126-0121304, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

2014 DAVIDSON COUNTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

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

unimproved ( )
This is improved (X) property, known as 2801 Eastland Avenue, Nashville, TN 37205
(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 28th day of July, 2014.

WARRANTY DEED
(Continued)

Stewart Building Group, LLC

Curtis Stewart pres

By: Curtis Stewart
Its: 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 28th day of July, 2014.

Notary Public
My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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