WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20140058077 DEEDWARR Recvd: 08/08/14 09:17 2 pgs Fees:13.00 Taxes:573.50 20140808-0071448	The actual consideration or value, whichever is greater, for this transfer is **$155,000.00.** Affiant Subscribed and sworn to before me, this the 6th day of August, 2014. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Katelyn Stewart	**GMH Mortgage Services, LLC**	**Map 074-04-0, Parcel 051.00**
4522 Baton Rouge Drive	**625 W. Ridge Pike, Bldg C, 100**	
Hermitage, TN 37076	**Conshohocken, PA 19428**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dawn Hall, a married woman and Hollie Campbell, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katelyn Stewart, unmarried

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 No. 285 on the Plan of Tulip Grove, Section Five, of record in Book 4175, page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Billy Ammon Stewart, unmarried, by Deed from Jimmie M. Bruce, dated June 28, 1991, of record in Book 8389, page 113, Register's Office for Davidson County, Tennessee. The said Billy Ammon Stewart died February 22, 2004. The said property was devised to Patricia Ann Stewart by the Last Will and Testament of Bill Ammon Stewart of record in Docket 04P-551,Probate Court for said county. The said property was further conveyed to Patricia Ann Stewart by Executor's Quitclaim Deed, dated October 29, 2004, from Dawn Hall, Executrix, of record in Instrument No. 20041029-0130070, Register's Office for Davidson County, Tennessee. The said Patricia Ann Stewart died August 13, 2013. The said property was devised to Dawn S. Hall and Hollie Campbell by the Last Will and Testament of Patricia Ann Stewart, of record in Docket No. 13P-1859, Probate Court for said County.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 4175, Page 71, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Easements for the encroachment of driveway as reserved in the Deed of record in Book 4492, page 422, Register's Office for Davidson County, Tennessee.

4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

This is improved (X___) Unimproved (____) property, known as **4522 Baton Rouge Drive, Hermitage, TN 37076**

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 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 **6th** day of **August, 2014.**

Dawn Hall

Dawn Hall

Hollie Campbell

Hollie Campbell

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Dawn Hall,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **August, 2014.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Hollie Campbell,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **August, 2014.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17