BILL GARRETT, Davidson County
Trans:T20140063119 DEEDWARR
Recvd: 08/26/14 10:37 2 pgs
Fees:13.00 Taxes:492.10
20140826-0077646

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 2014.

BRIAN L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 8-23-16
File No. G14-9679D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dwayne Logan and Rachel Logan, husband and wife (NAME)	Fifth Third Mortgage Company (NAME)	64-13-A-36CO
708 Jayme Rhae Lane (STREET ADDRESS)	5001 Kingsley Drive (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Bart R. Stewart, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dwayne Logan and Rachel Logan, husband and wife,** 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. 36 on the plan of THE VILLAGES AT SOUTHFORK, as shown by plat of record in Plat Book 6900, Page 482, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Bart R. Stewart from Michael D. Fulghum and wife, Susan M. Fulgum, by Deed dated March 10, 1994, in Book 9277, Page 258, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7390, page 454, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 482, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 7174, page 613 and Book 7536, page 745, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Book 7470, page 820, Register's Office for Davidson County, Tennessee.

6. Storm water detention agreement as recorded in Book 7305, page 402, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 708 Jayme Rhae Lane, Old Hickory, TN 37138.

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. Whenever 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 22nd day of August, 2014.

Bart R. Stewart

Bart R. Stewart

August 22, 2014
Date

STATE OF Nevada

COUNTY OF Clark }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Bart R. Stewart, unmarried, the bargainor(s), 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 22nd day of August, 2014.

My Commission Expires: 9/23/2017

TINA M. RITCHEY
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 09-23-17
Certificate No: 13-11768-1

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066