File No. 14062787

WARRANTY DEED

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE ~~Lee~~
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Brenda Dismuke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF AUGUST, 2014.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 5-5-2015
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140064353 DEEDWARR
Recvd: 08/29/14 10:47 5 pgs
Fees: 28.00 Taxes: 310.80
20140829-0079121

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anchor Development LLC	Same	08204019700
(NAME)	(NAME)	
P. O. Box 120436		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(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 hereby acknowledged, **William Stover, Administrator of the Estate of Stephanie Joi Stewart, Circuit Court of Davidson County, Tennessee, Probate Division Docket Number 13-P-1840, pursuant to Letters of Administration, issued on June 12, 2014, and pursuant to Order Approving Sale of Property dated May 23, 2014, and Brenda Dismukes, Paula Stewart, Lynn Stewart, Kimberly Stewart, Thomas Edward Stewart, Jr.**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anchor Development LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 86, Map of Thornby Place, according to survey and plat of same appearing of record in Book 332, page 3, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot. Said part of Lot No. 86 fronts 50 feet on the southerly side of West Sharp Avenue, formerly Osage Street and runs back between parallel lines 147 feet more or less to an alley.

Being the same property conveyed to Breta L. Robinson Stewart by Quitclaim Deed dated 07/22/2002 and filed for record on 07/24/2002 in Instrument 20020724-0088968, of the Register's Office of Davidson County, Tennessee. The said Breta L. Robinson Stewart died intestate on February 7, 2009, and per the Affidavit of Heirship of record in Instrument 20140204-0009997, said Register's Office, her heirs at law are Stephanie Joi Stewart, Lynn Stewart, Brenda Dismukes, Kimberly Stewart, Paula Stewart and Thomas Edward Stewart, Jr. The said Stephanie Joi Stewart died intestate on August 25, 2013, and per the Order of the Probate Court of Davidson County, Tennessee dated December 13, 2013, Lynn Stewart was appointed as Administratrix of the Estate of Stephanie Joi Stewart. Pursuant to the Order Approving Sale of Property located at 872 Sharp Ave. Nashville, TN dated May 23, 2014 of record in the Probate Court of Davidson County, Tennessee, Docket No. 13P1840, the sale of the subject property was approved and 1/6th of the proceeds were ordered to be paid to the Court. And per further Order of the Probate Court of Davidson County, Tennessee dated June 6, 2014, William Stover was appointed as Successor Administrator of the Estate of Stephanie Joi Stewart.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved ☐ property, known as 872 Sharpe Avenue, 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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTORS further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 28th day of August, 2014.

Brenda Dismukes

Paula Stewart

Lynn Stewart

Thomas Edward Stewart, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Dismukes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of August, 2014.

Commission expires: 5-5-2015

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Edward Stewart, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of August, 2014.

Commission expires:
5-5-2015

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paula Stewart, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of August, 2014.

Commission expires:
5-5-2015

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynn Stewart, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of August, 2014.

Commission expires:
5-5-2015

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Kimberly Stewart

STATE OF MINNESOTA
COUNTY OF Dakota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Stewart, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of August, 2014.

Commission expires: 01-31-2018

Notary Public

AFTIN ADAIR PURCELL
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/18

Estate of Stephanie Joi Stewart

William Stover, Administrator of the
Estate of Stephanie Joi Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public in and for the state and county aforesaid, personally appeared William Stover, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Administrator of the Estate of Stephanie Joi Stewart, the within named bargainor, and that he as such Administrator executed the foregoing instrument for the purposes therein contained by signing his name as Administrator of the Estate of Stephanie Joi Stewart.

Witness my hand at office this 28 day of August, 2014.

Commission expires: 5-5-2015

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON