WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140074236 DEEDWARR
Recvd: 10/02/14 11:25 2 pgs
Fees:13.00 Taxes:702.63
20141002-0091040

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2014

Notary Public:

MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Curtis Taylor Stewart	First Advantage Bank	Parcel ID:
2012 Piedmont Avenue	1430 Madison Street	07212016700
Nashville, TN 37216	Clarksville, TN 37040	

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, we

Jamie L. LaBo and husband, Michael A. LaBo

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Curtis Taylor 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:

BEING Lot No. 177, on the Plan of Dalewood, Section III, as of record in Book 1835, Page 20, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jamie L. LaBo and husband, Michael A. LaBo, by deed from Lori LeAnne Wood Gunn and Janet LaDonna Wood Johnson being the sole heirs at law of Michael Wesley Wood, deceased, of record in Instrument 20070823-0100803, said Register's Office, dated August 20, 2007.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Page 20, said Register's Office; (3) Sewer and Drainage Easement to Metro Govt. in Book 4144, Page 815, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2012 Piedmont Avenue, Nashville, TN 37216

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 our hands this 30th day of September, 2014.

Jamie L. LaBo

Michael A. LaBo

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 Jamie L. LaBo and Michael A. LaBo, 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 at Nashville, Tennessee, this 30th day of September, 2014.

My Commission Expires: 5/9/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.