THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

BILL GARRETT, Davidson County
Trans:T20140077364 DEEDWARR
Recvd: 10/14/14 13:47 2 pgs
Fees:13.00 Taxes:2072.00

20141014-0094822

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 560,000.00.

Craig E Israel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Oct, 2014

Notary Public

MY COMMISSION EXPIRES: March 8, 2014
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig E. Israel	Highlands Residential Mortgage	MAP
1817 Cedar Lane	12001 N. Central Expressway, Ste 750	PARCEL 117-04-0-319.00
Nashville, TN 37212	Dallas TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michael A. Stewart and wife, Meredith M. Stewart**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Craig E. Israel, an unmarried man**

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 part of Lot No. 1, as shown on the map entitled A.B. Montgomery Land of record in Plat Book 1, Page 22, in the Chancery Court at Nashville, described as follows:

Beginning at a point on the Southerly margin of Ellenway or Cedar Lane, 140 feet East of the Southeast intersection of Cedar Lane and Battery Place, extended; thence with the Southerly margin of said lane, Eastwardly 80 feet to the Northwest corner of the property conveyed to N. T. Weems and wife, by deed from Walter B. Williams and wife, of record in Book 1385, Page 98, Register's Office for said County; thence with Weems' Westerly line, Southerly 160 feet to the Northerly margin of an alley; thence with said alley, Westwardly 80 feet; thence Northwardly 160 feet to the beginning.

Being the same property conveyed to Michael A. Stewart and wife, Meredith M. Stewart by deed from C. Tucker Herndon and wife, Jessica R. Herndon, of record in Instrument No. 20090219-0014644, Register's Office for Davidson County, Tennessee, dated February 19, 2009 and recorded on February 19, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1817 Cedar Lane, Nashville, TN 37212.**

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 hand(s) this the 9th day of October, 2014.

Michael A. Stewart

Meredith M. Stewart

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 **Michael A. Stewart** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of October, 2014.

My Commission expires: March 5, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

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 **Meredith M. Stewart** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of October, 2014.

My Commission expires: March 5, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE