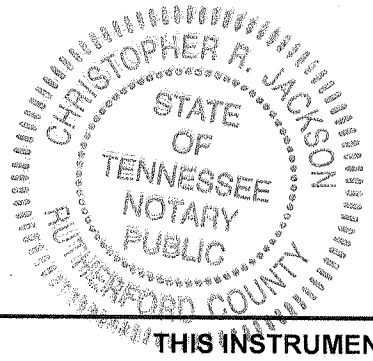
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Kenneth A. Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth A. Stewart	Kenneth A. Stewart	142030A34500CO
(NAME)	(NAME)	
345 Deer Lake Drive	345 Deer Lake Drive	Davidson County DEEDWARR Recvd: 10/22/14 10:01 3 pgs Fees:18.00 Taxes:333.00 **20141022-0097319**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David E. Wilkins a/k/a David Earle Wilkins, and Catherine Wilkins Pettigrew, as tenants in common**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kenneth A. Stewart, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 345, as shown on the plan for Deer Lake, , as shown on plat of record in Book 5050, Page(s) 28 and 29, and as amended in Book 5050, Page(s) 62 and 63, and in Book 5215, Page 207, Register's Office for Davidson County, Tennessee, and a Horizontal Property Regime, filed as Exhibit "A" to and established by the Master Deed of record in Book 5097, Page(s) 529 through 539, and in Bylaws of Deer Lake Retirement Association, Inc., of record in Book 7556, Page 354, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Catherine K. Petty, unmarried by Warranty Deed dated 03/03/2005 from Deer Lake Retirement Association, Inc., a Tennessee nonprofit corporation of record in Instrument 20050304-0024359, Register's Office for Davidson County, Tennessee. Being the same property conveyed to David E. Wilkins and Catherine Wilkins Pettigrew, as tenants in common by Executor's Quitclaim Deed dated 05/20/2014 from David E. Wilkins, Executor of the Estate of Catherine Kerby Wilkins Petty, deceased of record in Instrument 20140523-0044793, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Book 5050, Page 28, Book 5050, Page 29, Book 5050, Page 62, Book 5050, Page 63, Book 5215, Page 207, (2) Master Deed of record in Book 5097, Page 529, (3) By-Laws of record in Book 5141, Page 82, as amended of record in Book 7556, Page 354, (4) Agreement for Dedication of Easement for Water Line of record in Book 7542, Page 230, (5) Agreement for Dedication of Public Utilities Easement of record in Book 8626, Page 850, and (6) Agreement for Dedication of Public Utilities

Easement of record in Instrument 200405110053727, said Register's Office.

This conveyance is further 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.

unimproved ☐

This is improved ☑ property, known as 345 Deer Lake Drive, Nashville, TN 37221
(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 ~~20~~ 21st day of October, 2014.

David E. Wilkins aka David Earle Wilkins

Catherine Wilkins Pettigrew by David Earle Wilkins, Attorney-in-Fact

State of ~~Tennessee~~ North Carolina
County of ~~Williamson~~ Watauga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Wilkins ~~and Catherine Wilkins Pettigrew~~, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this ~~20~~ 21st day of October, 2014.

Gail B Bedell
Notary Public
My Commission Expires: 10/11/2016

GAIL B. BEDELL
Notary Public, North Carolina
Watauga County
My Commission Expires
10/11/2016

State of ~~Tennessee~~ North Carolina
County of ~~Williamson~~ Watauga

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared David E. Wilkins , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of *, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in ~~Book~~ XXXXX*, ~~Page~~ XXXXX*, Register's Office of Davidson County, Tennessee.

*Catherine Wilkins Pettigrew

Instrument No. 20140818-0074663

Witness my hand and Official seal this ~~20~~ 21st day of October, 2014.

Gail B Bedell
Notary Public
My Commission Expires: 10/11/2016

GAIL B. BEDELL
Notary Public, North Carolina
Watauga County
My Commission Expires
10/11/2016

File No.: 01291-11566
SMG TN Warranty Deed

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

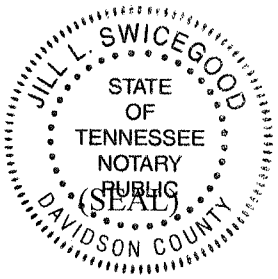
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jill L. Swicegood
Notary Public

My Commission Expires: 9/10/18