BILL GARRETT, Davidson County
Trans:T20140085128 DEEDWARR
Recvd: 11/12/14 09:24 2 pgs
Fees:13.00 Taxes:703.00
20141112-0103966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 24th day of October, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
GLEAN PROPERTIES, LLC	NEW OWNER	**082160100800CO**
906 A RUSSELL ST		
NASHVILLE, TN 37206		

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 ACKNOWLEDGE, WE,

THE ESTATE OF STEPHANIE J. STEWART

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GLEAN PROPERTIES, LLC

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:

DESCRIBED PROPERTY IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 8-A ON THE PLAN OF EDGEFIELD TOWNHOMES, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6250, PAGE 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STEPHANIE J. STEWART BY CASH DEED FOR TENNESSEE FROM HENRY G. CISNEROS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, DATED 11/23/1994 AND RECORDED ON 12/09/1994 IN BOOK 9542, PAGE 560, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $63,000.00. STEPHANIE J. STEWART HAS SINCE DIED INTESTATE ON AUGUST 25, 2013. CONSENT ORDER FOR SALE OF PROPERTY IN DOCKET NO: 13P-1840, CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 906 A RUSSELL ST, NASHVILLE, TN 37206.

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 in 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 my/our hand(s) this 24th day of October, 2014.

THE ESTATE OF STEPHANIE J. STEWART:

MS. LYNN STEWART
HEIR AT LAW

MS. PAULA STEWART
HEIR AT LAW

MRS. BRENDA DISMUKE
HEIR AT LAW

MR. THOMAS EDWARD STEWART
HEIR AT LAW

LYNN STEWART AS ATTORNEY IN FACT FOR
MS. KIMBERLY STEWART
HEIR AT LAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LYNN STEWART, PAULA STEWART, BRENDA DISMUKE, THOMAS EDWARD STEWART, the within named Grantor(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, at office, this 24th day of October, 2014.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lynn Stewart, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Kimberly Stewart, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Instrument No 20141112-0103905 in said Register's Office.

Witness my hand and official seal at office, this 24 day of October 2014.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY