THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112310**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $276,000.00. Affiant Subscribed and sworn to before me, this 5th day of December 2014 Notary Public My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

BILL GARRETT, Davidson County
Trans:T20140092142 DEEDWARR
Recvd: 12/09/14 15:53 2 pgs
Fees:13.00 Taxes:1021.20
20141209-0112850

WARRANTY DEED

Address New Owner: Colleen A. Stewart and Joshua A. Stewart 4822 Briarwood Drive Nashville TN 37211	Send Tax Bills To: Wells Fargo Bank, N.A. 2701 Wells Fargo Way Minneapolis, MN 55467-8000	Tax Information: Tax Parcel ID No. 14604008300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wesley S. Magill and Lauren M. Magill, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colleen A. Stewart and Joshua A. Stewart, Wife and Husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 565, SECTION FOURTEEN, CALDWELL HALL, as shown on plat of record in Plat Book 3300, Page 77, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wesley S. Magill and Lauren M. Magill, husband and wife by Warranty Deed from Laurie Kyle n/k/a Laurie Creech and Ronald Creech, wife and husband, recorded on the 26th day of February, 2014 in Instrument No. 20140226-0016496, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOURTEEN, CALDWELL HALL, as recorded in Plat Book 3300, Page(s) 77.
This is improved property located at 4822 Briarwood Drive Nashville TN 37211

This instrument is executed on behalf of Lauren M. Magill, by Wesley S. Magill pursuant to a Power of Attorney executed by Lauren M. Magill on November 12th, 2014, of record in Instrument No. #20141209-0112849, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December 2014.

Wesley S. Magill

Lauren M. Magill by Wesley S. Magill
Attorney In Fact

Lauren M. Magill by Wesley S. Magill, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wesley S. Magill, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Lauren M. Magill, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 5th day of December, 2014.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018