BILL GARRETT, Davidson County
Trans:T20140092782 DEEDWARR
Recvd: 12/11/14 13:01 3 pgs
Fees:18.00 Taxes:1239.50
20141211-0113534

WARRANTY DEED

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of December, 2014

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert T. Tabor and Neely Catignani Tabor	Guaranty Trust Company	10306019900
(NAME)	(NAME)	
704 Kendall Drive	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville 37209	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN And No/100 Dollars ($ 10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Haley Stewart**,unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert T. Tabor and Neely Catignani Tabor, husband and wife**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Brookside Court, Addition No. 3, of record in Plat Book 1835, Page 107, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same premises conveyed to James Michael Rutherford and wife, Tamara Rutherford by Warranty Deed from Edward Vantrease Leigh, unmarried dated November 27, 2002 and recorded December 4, 2002 in Instrument No. 20021204-0149081 in the said Register's Office for Davidson County, Tennessee.

Further being the same premises conveyed to Haley Stewart, unmarried by Warranty Deed from James Michael Rutherford and wife, Tamara Rutherford dated May 24, 2013 and recorded June 4, 2013 in Instrument No. 20130604-0056343 in the said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to:
• County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
• Deed of driveway Easement of record in Book 5172, Page 478, in the Register's Office for Davidson County, Tennessee.
• Driveway Easements of record in Book 5243, Page 407 and Book 5361, page 699, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 1835, Page 107, Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20021204-0149081 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Any and all existing easements and restrictions as shown of record not stated herein

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 704 Kendall Drive, Nashville, TN 37209

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, has 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 10th Day of December, 2014.

Haley Stewart

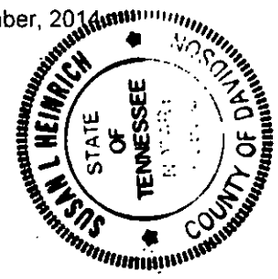
File Number: GRN-142333

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Haley Stewartthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of December, 2014.



Notary Public

My Commission Expires: September 10, 2018

(SEAL)

File Number: GRN-142333