Return To: 14-0586
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150001486 DEEDWARR
Recvd: 01/07/15 12:47 2 pgs
Fees:13.00 Taxes:1116.07
20150107-0001765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $301,640.00

Affiant

Subscribed and sworn to before me, this 2nd day of January, 2015.

Notary Public

My commission expires: 3-7-16

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KRISTINA M. CATANI	**COMMUNITY MORTGAGE LLC, DBA COMMUNITY MORTGAGE ADVISORS**	**08302017700**
1603 DOUGLAS AVE	**19045 E. VALLEY VIEW PARKWAY, SUITE F**	
NASHVILLE, TN 37206	**INDEPENDENCE, MO 64055**	

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,

MICHAEL O. STEWART and LAUREL A. YOUNG, HUSBAND AND WIFE

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

KRISTINA M. CATANI, A SINGLE WOMAN

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 Lot No. 52 and the easterly one-half of Lot No. 53 on the Plan of Dr. E.T. Brown's Subdivision of Lots Nos. 21 to 26 Brownsville Addition, as of record in Plat Book 332, page 91, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL O. STEWART and LAUREL A. YOUNG, husband and wife, BY WARRANTY DEED FROM JOHN SQUEO AND WIFE, SVETLANA SQUEO, DATED 08/02/2013 AND RECORDED ON 08/12/2013 IN INSTRUMENT NUMBER 20130812-0084149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO JOHN SQUEO AND WIFE, SVETLANA SQUEO, BY QUITCLAIM DEED FROM JOHN SQUEO, MARRIED, DATED 03/10/2010 AND RECORDED ON 03/24/2010 IN INSTRUMENT NUMBER 20100324-0021878, SAID REGISTER'S OFFICE.

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 1603 DOUGLAS AVE, 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 2nd day of January, 2015.

MICHAEL O. STEWART

LAUREL A. YOUNG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MICHAEL O. STEWART and LAUREL A. YOUNG, 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 2nd day of January, 2015.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016