WARRANTY DEED

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2015

Notary Public:

MY COMMISSION EXPIRES: 1/15/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Matthew J. Stuart	F&M Bank	Parcel ID:
6001 Firelight Trail	10 Cadillac Dr., Ste. 100	1760501307200
Antioch, TN 37013	Brentwood, TN 37027	

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 acknowledged, we

Barbara Lewis, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Matthew J. Stuart and wife, Amber N. Stuart
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. 167, on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Page 884-887, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Barbara Lewis, unmarried, by deed from Kena Alexander, unmarried, of record in Instrument 20040513-0055773, said Register's Office, dated May 10, 2004.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9678, Page 187 amended in Book 9764, Page 44; Book 11180, Page 802; Book 9678, Page 213 amended in Instrument 20001207-0120450; 20010614-0062710 and 20031010-0150800, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 884-887, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6001 Firelight Trail, Antioch, TN 37013

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 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 my hand this 27th day of January, 2015.

Barbara Lewis

Barbara Lewis

BILL GARRETT, Davidson County
Trans:T20150007618 DEEDWARR
Recvd: 01/30/15 12:49 2 pgs
Fees:13.00 Taxes:575.35
20150130-0009024

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Lewis, 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 and official seal at Nashville, Tennessee, this 27th day of January, 2015.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.