BILL GARRETT, Davidson County
Trans:T20150015500 DEEDWARR
Recvd: 03/03/15 10:16 2 pgs
Fees:13.00 Taxes:154.23
20150303-0018360

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1108**

WARRANTY DEED

THIS INDENTURE, made and entered into this **2/10/2015**, by and between **Ernest H. Stewart, and Sherry Stewart, Husband and Wife** parties of the first part, and **Randy200 LLC, a Tennessee Limited Liability Company**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 45 in the Rainbow Terrace Subdivision, Section V, as shown by plat of record in Book 2133, page 72, of the Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ernest H. Stewart, an unmarried man by deed from William Lee Sims, Sr., and Mary Kaye Smith and Christopher Stephen Baker and Kenneth Darren Baker and Felicia Diane Snell and Thomas C. Sims and Kevin Dean Baker and Bryan Keith Baker and Michael Dean Sims, dated 06/16/2005, of record in Instrument Number 20050623-0071855, Register's Office for Davidson County, Tennessee.

Said Sherry Stewart joins in to convey any and all martial rights she might have in said property.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **04315003800**
☒ **Improved 200 Randy Road, Madison, TN 37115**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Ernest H. Stewart Sherry Stewart

Ernest H. Stewart

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ernest H. Stewart*** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

* and Sherry Stewart

Witness my hand and Notarial Seal this 10th day of February, 2015..

Rebecca T. Garland

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Randy200 LLC, a Tennessee Limited Liability Company**

and Address: **200 Randy Road, Madison, TN 37115**

Mail tax bills to Randy200 LLC, a Tennessee Limited Liability Company
1610 Martin Street, Nashville, TN 37203

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$41,683.32** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Krista Highers

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 10th day of February, 2015..

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Marie Collins

Notary Public

My Commission Expires: 12-15-15