WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150015792 DEEDWARR
Recvd: 03/04/15 09:14 2 pgs
Fees:13.00 Taxes:591.63
20150304-0018754

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $159,900.00.

Affiant

Subscribed and sworn to before me this 27 day of February, 2015.

Notary Public
My Commission expires: December 5, 2017
(Affix Seal)

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires December 5, 2017

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Audrey Stewart	FARMINGTON	086-10-0-B-13.00-CO
137 Noel Cove Circle	2002 Richard Jones Rd #300	
Hermitage, TN 37076	NASHVILLE TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John Varga**, unamarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Audrey Stewart, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit Number 137 on the Plan of Noel Cove Townhomes, of record in Instrument Number 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.

Being the same property conveyed to John Varga, by deed from Federal National Mortgage Association, on August 16, 2011, of record in Instrument Number 20110824-0065463, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Homeowners Association Charter of record in Instrument Number 20030812-0115541, Register's Office Davidson County, Tennessee.
- Master Deed for Noel Cove Townhomes of record in Instrument Number 20030924-0141428, Register's Office for Davidson County, Tennessee.

This is improved property known as: **137 Noel Cove Circle, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 27, 2015.

John Varga

STATE OF Minnesota
COUNTY OF Mille Lacs

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Varga** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 27, 2015

My commission expires Jan. 31, 2020

MKMich
Notary Public

