FOR OFFICIAL USE

BILL GARRETT, Davidson County
Trans:T20150024017 DEEDWARR
Recvd: 04/01/15 14:23 2 pgs
Fees:13.00 Taxes:1209.99
20150401-0028341

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,025.00.

Rachel Odom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS March 31, 2015.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2018

WARRANTY DEED

This Instrument Prepared By and Return To:

BOX 10-A

FOUR STAR TITLE

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #15-0119

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katie A. Stix and Seth W. Evans	**SAME**	**146 08 0 112.00**
(NAME) **4923 Trousdale Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37220**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **John Stewart and wife, Angela Stewart,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katie A. Stix and Seth W. Evans, Tenants in Common with Rights of Survivorship,** 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. 254 on the Plan of Section Three, Crieve Hall Estates, of record in Book 2133, page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Stewart and wife, Angela Stewart by Warranty Deed from Jason R. Sloan and Monie P. Sloan, husband and wife, recorded October 31, 2012 in Instrument Number 20121031-0099931, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4923 Trousdale Drive, Nashville, TN 37220**
(House Number) (Street) (City, State) (Zip)

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.

IN WITNESS WHEREOF, this instrument has been executed on this the **31st** day of **March, 2015.**

John Stewart By David Lea As Attorney in Fact
John Stewart by David Lea as attorney in fact

Angela Stewart By David Lea As Attorney in Fact
Angela Stewart by David Lea as attorney in fact.

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary, personally appeared **David Lea** , known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **John Stewart and Angela Stewart**, and who acknowledged that he/she executed the same as the free act and deed of the said **John Stewart and Angela Stewart**, by virtue of a Power of Attorney recorded in Davidson County

Witness my hand and official seal on **3/31/2015**.

NOTARY

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY