WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150024365 DEEDWARR
Recvd: 04/02/15 12:17 2 pgs
Fees:13.00 Taxes:980.50
20150402-0028788

State of Tennessee
County of ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric B. Stewart and Jill Elizabeth Faccia	Farmington Mortgage	04415040300
(NAME)	(NAME)	
1104 Overton St.	2002 Richard Jones Rd 300A	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jill Miller Hall, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eric B. Stewart and Jill Elizabeth Faccia, husband and wife,** 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:

Being Lot No. 20, Section B, on the Plan of E.I. Dupont De Nemours and Company's Subdivision of Village of Old Hickory, of record in Book 1424, Page 67, Register's Office for said County. Said Lot 20 fronts 58 feet on the westerly side of Overton Street and runs back between parallel lines, 88.2 feet to a dead line.

Being the same property conveyed to Jill Miller Hall from Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee recorded on February 19, 2014, of record in Instrument Number 20140219-0014311, Register's Office for Davidson County, Tennessee.

The above-described property has never been the primary or marital residence of the grantor herein.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1104 Overton St., Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness my/our hands this 27th day of March, 2015.

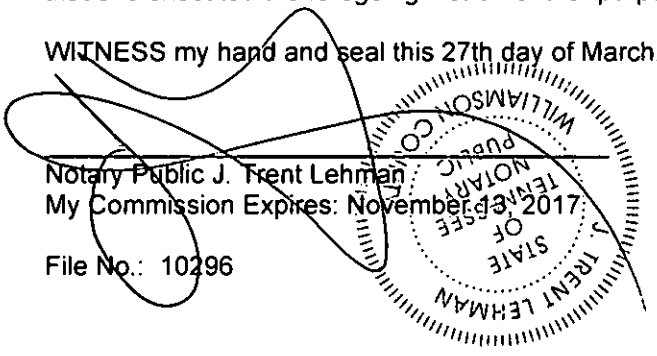
Jill Miller Hall

Jill Miller Hall

State of Tennessee
County of Williamson

Personally appeared before me Jill Miller Hall, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of March, 2015.



Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10296