THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15074816

BILL GARRETT, Davidson County
Trans:T20150065164 DEEDWARR
Recvd: 08/06/15 09:11 2 pgs
Fees:13.00 Taxes:2956.30
20150806-0078260

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $799,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of August, 2015.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Josh Farro and Jenna Farro 2412 A 9th Avenue South Nashville TN 37204-2425	New Owner	Tax Parcel ID No. 118-1-468.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jessica A. Stewart and Jon R. Stewart, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Josh Farro and Jenna Farro, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, Final Plat of Cottage Cove Subdivision, Resubdivision of Lot 14, Plan of Edgar C. Allen Subdivision of Lot No. 7 W. W. Henrey's Tract, as shown on plat of record in Instrument No. 20090522-0047200 and revised in Instrument No. 20100802-0060612, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jessica A. Stewart and John R. Stewart, wife and husband by Warranty Deed from J. Kelvin Pennington, married, recorded on the 6th day of October, 2010 in Instrument No. 20101006-0080108, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, COTTAGE COVE SUBDIVISION, as recorded in Instrument No. 20100802-0060612 and Instrument No. 20090522-0047200.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for 15-inch sewer, recorded in Book 1092, Page 189, confirmed in Book 1101, Page 674.

Restrictive Covenant for Mother-in-Law Apartment as set forth in instrument recorded in Instrument No. 20020920-0114805.

Grant of Appurtenant Easements for Joint Driveway recorded at Instrument No. 20101223-0102111.

This is improved property located at 2412 A 9th Avenue South Nashville TN 37204-2425

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2015.

Jessica A. Stewart

Jon R. Stewart by Jessica A. Stewart, his attorney-in-fact

Jon R. Stewart by Jessica A. Stewart, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jessica A. Stewart, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Jon R. Stewart, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of August, 2015.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018