WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150069954 DEEDWARR
Recvd: 08/19/15 12:51 2 pgs
Fees:13.00 Taxes:999.00

20150819-0083593

State of Tennessee
County of Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2015

Andrea R. Bishop
Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

ANDREA R. BISHOP STATE OF TENNESSEE NOTARY PUBLIC SEVIER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stacy C Stewart	Mortgage Research Center, LLC dba Veterans United Home Loans	180-10-0-A-068.00 CO
(NAME)	(NAME)	
6856 Scarlet Ridge Drive	1400 Veterans United Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Columbia, MO 65203	
(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 GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Buford DeFord and Jane DeFord, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stacy C Stewart, a single woman,** 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. 229 on the Plan of First Revision, Final Plat of Autumn Oaks Subdivision, Phase Two of record in Plat Book 11700, Page 64 and 65, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Buford DeFord and Jane DeFord, husband and wife by deed of record in Instrument 20131202-0122441, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 6856 Scarlet Ridge Drive, Brentwood, TN 37027
(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 14th day of August, 2015.

Buford DeFord

Jane DeFord

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Buford DeFord and Jane DeFord, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 14th day of August, 2015.

Notary Public Lori Holloway
My Commission Expires: 4-2019

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 20516