BILL GARRETT, Davidson County
Trans:T20150074777 DEEDWARR
Recvd: 09/02/15 10:18 2 pgs
Fees:13.00 Taxes:257.15
20150902-0089249

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1740

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ann R Stewart 3343 Oak Trees Court Antioch, TN 37013	Guaranty Trust Co. 314 Robert Rose Dr Murfreesboro TN 37129	150-7-274.00

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $69,500.00

Vanessa E Allen
Affiant

Subscribed and sworn to before me, this the 28 day of August, 2015.

Notary Public

My Commission Expires: 5/8/17
(Affix Seal)

BETH ENGLAND NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Jacob Stiefel, an unmarried individual,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ann R Stewart, an unmarried individual,** 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. 26-A, Zone Lot Division of Lots 25, 26 and 29, Lakeshore Woods Subdivision, Section 3, of record in Plat Book 5200, page 621, as amended in Plat Book 6250, page 749, Register's Office for Davidson County, Tennessee, to which plan references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jacob Stiefel by Warranty Deed from Peter Hough and wife, Paula Hough, dated December 28, 2010, recorded December 29, 2010, of record in Instrument No. 20101229-0103149, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **3343 Oak Trees Court, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 28 day of August, 2015.

GRANTOR(S)

Jacob Stiefel

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jacob Stiefel** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 28 day of August, 2015.

Notary Public
My Commission Expires:

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019