WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150082623 DEEDWARR
Recvd: 09/29/15 09:15 2 pgs
Fees:13.00 Taxes:628.63
20150929-0098611

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Samuel French and Amy French	PrimeLending, A PlainsCapital Company	75-14.00
(NAME)	(NAME)	
8127 Gordon Lane	18111 Preston Road, Ste 900	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151834

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, WILLIAM R. STEWART AND WIFE, CYNTHIA W. STEWART**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **SAMUEL FRENCH AND WIFE, AMY FRENCH**, 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. 100 on the Plan of Hermitage Estates, of record in Book 3300, pages 70 and 71, said Register's Office.

Said Lot No. 100 fronts 96 feet on the westerly side of Gordon Lane and extends back 199 feet on the south line and 214.1 feet on the north line, which is a broken line, to a dead line in the rear on which it measures 98.8 feet.

Being the same property conveyed to William R. Stewart and wife, Cynthia W. Stewart by deed from Dudley Michael Edmonds and wife, Shirley Edmonds, dated December 7, 1977, of record in Book 5231, page 379, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) asements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 3300, page 70, Register's Office for said County; and (b) Sewer Easement of record in Book 6819, page 874, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 8127 Gordon Lane, Hermitage, TN 37076
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 24th day of September, 2015

William R. Stewart

Cynthia W. Stewart

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William R. Stewart and Cynthia W. Stewart, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2015.

Notary Public
My Commission Expires: 3-01-16

